



26 Eleanor Road, Cheshunt
Offers In Excess Of £500,000 Freehold



26 Eleanor Road, Cheshunt

9 Lynton Parade, Turners Hill,
Cheshunt, Hertfordshire, EN8 8LF

01992 635735
www.kings-group.net

- * CHAIN FREE *
- IN NEED OF MODERNISATION
- LARGE DOUBLE LENGTH GARAGE
- CLOSE LINKS TO A10/ M25
- CLOSE TO THEOBALDS STATION & WALTHAM CROSS BUS STATION
- CLOSE TO WALTHAM CROSS PAVILION

Kings Group Cheshunt are pleased to present to the market this THREE BED DETACHED HOUSE in the heart of Waltham Cross.

This larger than normal detached house is a must see. The property is comprised of three living areas, a large kitchen, separate cloakroom and downstairs bathroom/ shower room. The property benefits from having double length garage as well as ample parking to the front of the property. As we head to the rear of the property, we have a huge outbuilding and not only that but the property has two additional workshop areas as well as a utility room. One the first floor, the property is comprised of a double bedroom to the front aspect of the property as well as two single rooms to the rear.

In need of modernization, this property offers great up side to a new owner. located just minutes away from the A10/ M25. approximately 0.6 mile to Theobald's station & just 0.1 mile to Waltham Cross Shopping Center. This property is conveniently located to all amenities and travel links.

Internal viewings are highly recommended, please call us on 01992 635 735 to book in your viewing today!

Living Room 14'1 x 11'11 (4.29m x 3.63m)

Double Glazed windows to front aspect, coved ceiling with single radiator & carpeted flooring. phone, tv & power points.

Dining Room 8'10 x 15'1 (2.69m x 4.60m)

Coved & textured ceiling with single radiator & door leading to garden.

Kitchen 9'11 x 16'00 (3.02m x 4.88m)

Double Glazed windows to side aspect tiled flooring & tiled splash backs. base units with roll top surfaces. Integrated electric cooker & hob with integrated extractor. single drainer sink.

Downstairs Bathroom 8'04 x 7'07 (2.54m x 2.31m)

tiled walls with single radiator & laminate flooring. Extractor fan with panel enclosed bath & separate shower unit. Wash basin with mixer tap & low level WC.

Downstairs Cloakroom 4'09 x 4 (1.45m x 1.22m)

Family Room 14'02 x 13'05 (4.32m x 4.09m)

Double glazed windows to front & rear aspects, spotlights. tiled flooring and door leading to garden.

Bedroom 1 11'04 x 16'00 (3.45m x 4.88m)

Double Glazed windows to front aspect with coved & textured ceiling. Double radiator & laminate flooring, fitted wardrobes with power & phone point.

Bedroom 2 9'04 x 8'06 (2.84m x 2.59m)

Double glazed window to rear aspect, coved and textured ceiling with single radiator & laminate flooring.

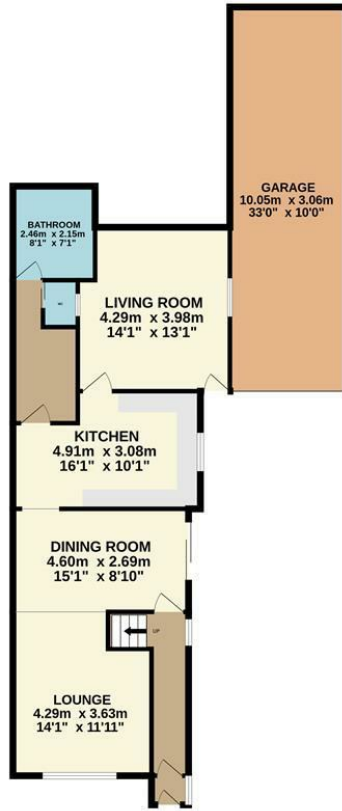
Bedroom 3 9'04 x 7'10 (2.84m x 2.39m)

Double glazed windows to side aspect, coved and textured ceiling with single radiator & laminate flooring.

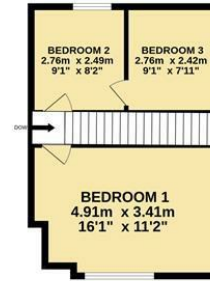
Garage 33'00 x 10'00 (10.06m x 3.05m)

Outbuilding 18'02 x 30'10 (5.54m x 9.40m)

GROUND FLOOR
105.3 sq.m. (1134 sq.ft.) approx.



1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA: 139.2 sq.m. (1499 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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