



Headingley Close, EN7 6QJ
Waltham Cross





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Headingley Close, EN7 6QJ

Kings Group - Cheshunt are pleased to present this well maintained THREE BEDROOMED mid terrace home located in the sought after WEST CHESHUNT area. Ideal first time buyer or growing family, the property is within easy access to the A10 / M25, both of which offer good road links to the surrounding.

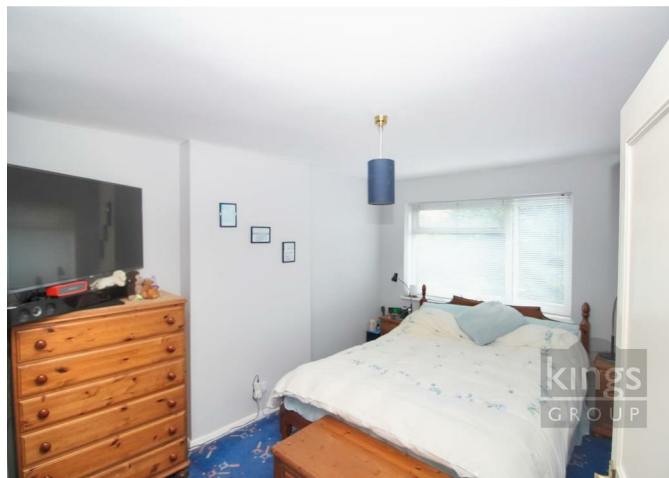
The accommodation comprises of a spacious lounge, fitted kitchen, three good sized bedrooms, a family bathroom and separate WC, garden room for additional living space. The well manicured garden is equipped with a full irrigation system for the plants and an outside lighting.

The property is also conveniently located for local shops and amenities are available on the high street and Brookfield Farm Shopping Centre is a short distance away.

Additionally the property benefits from double glazed windows, gas central heating and an entry phone system.

Call us today to book an appointment on 01992 635 735.

Offers In Excess Of £425,000



- SOUTH FACING GARDEN
- CLOSE PROXIMITY TO AMENITIES
- SEPARATE WC
- GOOD SIZED BEDROOMS

ENTRANCE HALL 5'5" x 3'9" (1.65m x 1.14m)

Double glazed windows, textured ceiling, Amtico flooring

KITCHEN 11'11" x 8'03" (3.63m x 2.51m)

Double glazed window to front aspect, stripped wood flooring, tiled splash backs, base and wall units with roll top work surfaces, integrated cooker with gas hob, electric oven, hood extractor fan,

LOUNGE 20'3" x 14'9" (6.17m x 4.50m)

Double glazed window to rear aspect, spotlights, gas fireplace, stripped wood flooring, power points, TV aerial point, storage cupboard

DINING ROOM 9'6" x 9'03" (2.90m x 2.82m)

Double glazed window rear aspect, textured ceiling, Amtico flooring, radiator, power points, double glazed sliding door

GARDEN ROOM 12'6" x 9'4" (3.81m x 2.84m)

Double glazed windows to side and rear aspects, Amtico flooring, power points, double glazed door

FIRST FLOOR LANDING

Radiator, power points

BATHROOM

Double glazed opaque window to front aspect, radiator, tiled flooring, wash basin with mixer taps W.C, Panel enclosed bath with shower attachment, boosted bath filler/shower, two heated towel rails. tiled walls

SEPARATE W.C

Double glazed opaque window to front aspect, wash basin, heated towel rail, W.C

BEDROOM ONE 14'5" x 8'7" (4.39m x 2.62m)

Double glazed window to rear aspect, radiator, airing cupboard, carpeted flooring, power points

- EASY ACCESS TO A10/M25
- FAMILY BATHROOM
- OFF STREET PARKING

BEDROOM TWO 10'7" x 9'7" (3.23m x 2.92m)

Double glazed window, radiator, built in wardrobe, carpeted flooring, power points

BEDROOM THREE 9'23" x 9'02" (2.74m x 2.79m)

Double glazed window to front aspect, radiator, power points, carpeted flooring

GARDEN

Rear access, Approx. 37ft, Shed, outside heater and lighting and full irrigation system for the plants, power points

GARAGE / UTILITY ROOM 15'09" x 8'03" (4.80m x 2.51m)

Boiler, sink, plumbing for washing machine, water softener, power points





Living
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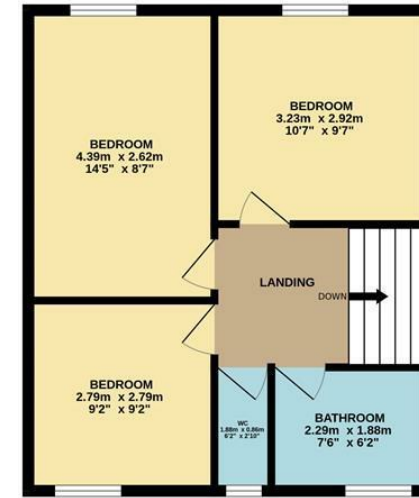
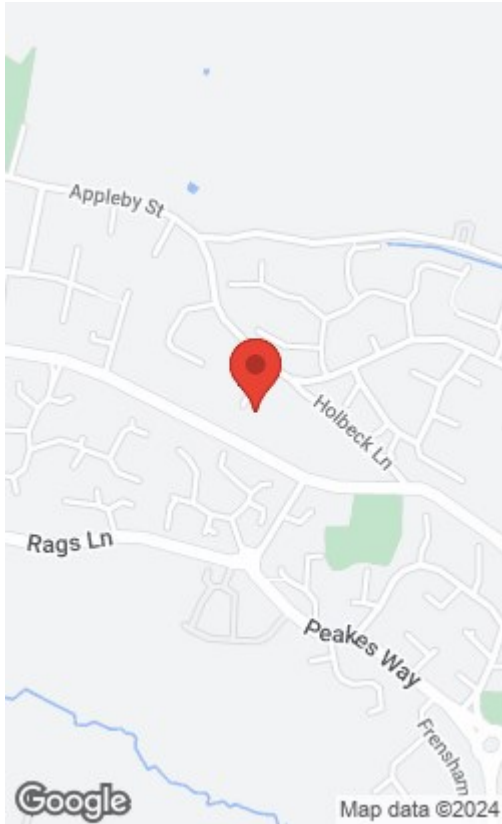


Energy Efficiency Rating	
Current	Potential
	85
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
74.7 sq.m. (804 sq.ft.) approx.

1ST FLOOR
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA: 119.1 sq.m. (1282 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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