



Brandon Close, EN7 6QS
Waltham Cross





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Kings Group - Cheshunt are pleased to offer this CHAIN FREE TWO BEDROOM SEMI-DETACHED BUNGALOW which is located IN THE SOUGHT AFTER WEST CHESHUNT AREA WITH POTENTIAL TO EXTEND STPP

This property makes an ideal purchase for any first time buyer looking to move or any buy to let investor looking for a fantastic investment. This house is surrounded by all the local amenities a property needs for day to day life and future growth. One of the benefits this property has to offer is its distance to the A10 and M25 with both roads being easily accessible providing you with great links to London. The property also benefits from being located near Brookfield Shopping Centre offering a wide choice of supermarkets and retail shops to choose from.

The accommodation comprises two bedrooms, office area, lounge, kitchen, conservatory, bathroom and garden. Internal viewing is recommended - call 01992 635 735 to book an appointment to avoid disappointment.

Offers In The Region Of £475,000



- 2 BEDROOM SEMI- DETACHED HOUSE HOUSE
- CHAIN FREE
- LARGE GARDEN TO THE REAR ASPECT
- CONSERVATORY
- POTENTIAL TO EXTEND STPP

Bathroom 6'05 x 6'03 (1.96m x 1.91m)

Double glazed opaque windows to the side aspect, covered and textured ceiling, part tiled walls, single radiator, laminate flooring, extractor fan, thematically controlled shower, wash basin with mixer tap and low level WC.

Lounge 32'02 x 11'08 (9.80m x 3.56m)

Double glazed windows to the front aspect, covered textured ceiling, double radiator, gas fireplace and power points.

Office 10'03 x 9'02 (3.12m x 2.79m)

Single glazed window to the rear aspect, covered textured ceiling, double radiator, carpeted flooring, phone point and power points.

Kitchen 10 x 7'11 (3.05m x 2.41m)

Double glazed windows to the side aspect, single radiator, lino flooring, tiled splash back walls, base & wall units with roll top work surfaces with granite effect, integrated cooker, gas oven, gas hob, integrated extractor, double drainer unit sink, space for fridge freezer, plumbing for washing machine, covered textured ceiling and power points.

Bedroom One 16'03 x 10'01 (4.95m x 3.07m)

Double glazed windows to the front aspect, covered textured ceiling, carpeted flooring and power points.

Bedroom Two 14 x 9'02 (4.27m x 2.79m)

Double glazed windows to the front aspect, covered textured ceiling, double radiator, carpeted flooring, fitted wardrobe and power points.

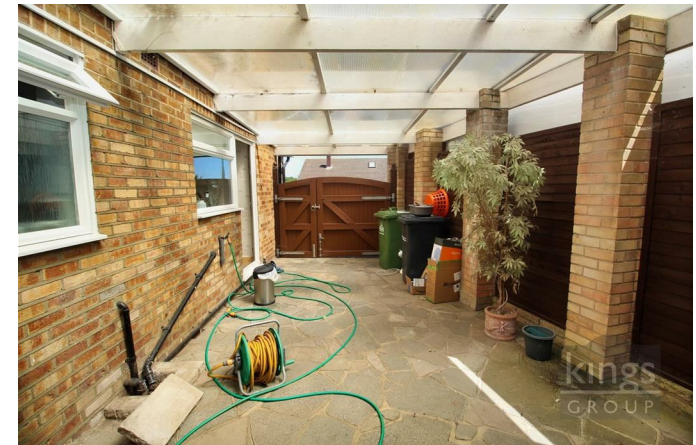
Conservatory 6'08 x 20'03 (2.03m x 6.17m)

Double glazed windows to the rear aspect, lino flooring, power points and doors leading to the garden.

Garden

- FREEHOLD
- DRIVEWAY
- EASY ACCESS TO M25 & A10
- LOFT CONVERSION
- SOUGHT AFTER WEST CHESHUNT LOCATION

Mainly laid to lawn with pants & shrub borders,, fence panels, shed and garden pond.





garden
kings
garden



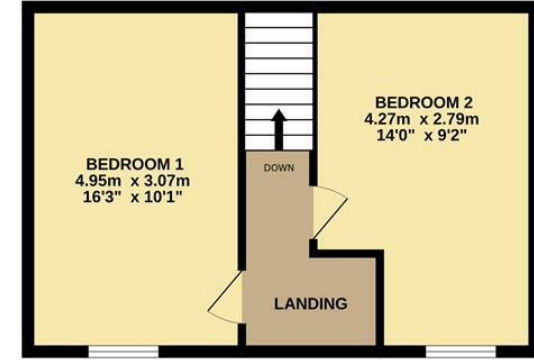
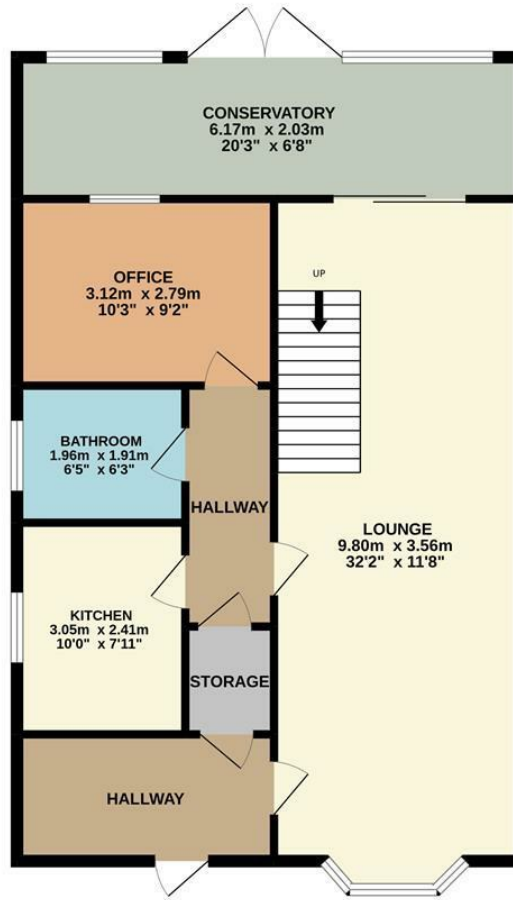
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	61	80

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

1ST FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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