



Kingsmead, EN8 0EH
Waltham Cross



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Kings Group - Cheshunt are delighted to offer this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

This spacious and well presented family home is the perfect purchase for a first time buyer or investor as this property profits from being located in the heart of Cheshunt and being surrounded by all the local amenities and transport links a property needs such as, Cheshunt Station (0.7 miles), Brookfield Shopping Centre (1.5 miles), Laura Trott Leisure Centre (0.6 miles), Cheshunt Park and Golf Centre (1.2 miles), Lea Valley (1.2 miles) and access to A10 and M25 within 5 minutes these are just a few of the many advantages this property has to offer with many more local shops and amenities being nearby. Kingsmead also profits from being near some of Cheshunt's most sought after primary and secondary schools such as Goffs Academy (1 mile), Andrews Lane Primary (0.9 miles), Bonneygrove Primary School (1.3 miles), Goffs Churchgate Academy (0.9 miles) and many more.

The accommodation comprises of spacious open plan lounge and dining room, extended kitchen, three spacious bedrooms on the first floor with the family bathroom, garden with side access, single garage to side, UPVC double glazed windows throughout, driveway for two cars. Internal viewings are highly recommend as this property offers everything a buyer will look for in a property to avoid missing out contact us on 01992 635 735.

£450,000



- THREE BEDROOM SEMI DEATCHED HOUSE
- IDEAL FOR FIRST TIME BUYERS AND RESIDENTIAL BUYERS
- EXTENDED KITCHEN
- FRONT AND REAR GARDEN
- NEAR LOCAL HIGH STREET SHOPS AND AMENITIES

- FREEHOLD
- DRIVEWAY AND GARAGE
- OPEN PLAN LOUNGE / DINER
- WALKING DISTANCE TO CHESHUNT TRAIN STATION
- CLOSE TO POPUALR SCHOOLS

Lounge / Diner 22'4 x 15'5 (6.81m x 4.70m)

Double glazed window to front, laminate flooring, double radiator, under stairs storage cupboard, power points.

Kitchen 10'9 x 15 (3.28m x 4.57m)

Double glazed window to rear, door to rear leading to garden, access to garage, tiled floor, single radiator, range of wall and base units, tiled splash backs, space for cooker, gas hob, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, power points.

Bedroom One 12 x 9'7 (3.66m x 2.92m)

Double glazed window to front, carpeted, single radiator, built in wardrobes, power points

Bedroom Two 9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to front, laminate flooring, single radiator, built in wardrobes, power points

Bedroom Three 7'5 x 6'5 (2.26m x 1.96m)

Double glazed window to front, laminate flooring, single radiator, power points.

Shower Room 5'5 x 6'5 (1.65m x 1.96m)

Double glazed opaque window to rear, walk in shower cubicle, low level WC, hand wash basing with vanity unit, heated towel rail, tiled walls and floor.





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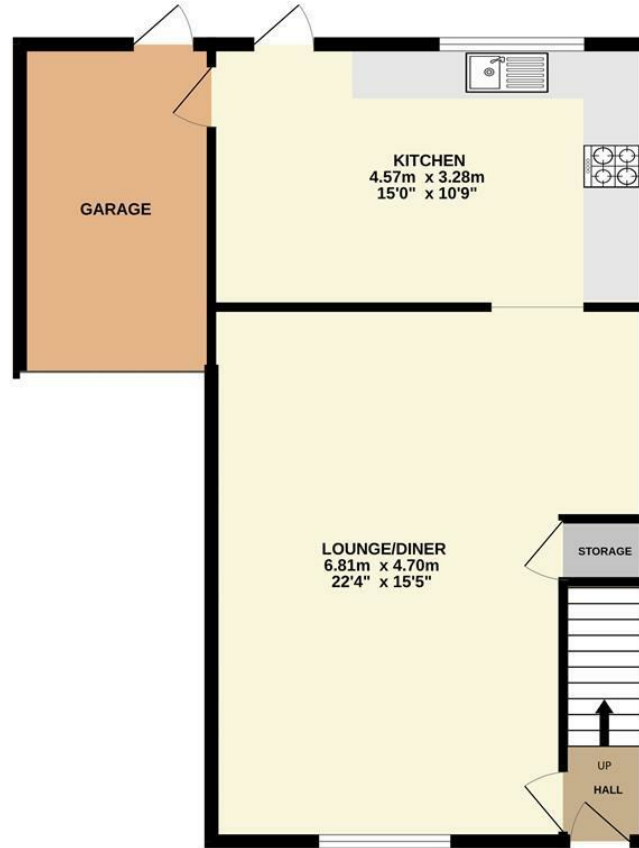


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
66.8 sq.m. (719 sq.ft.) approx.

1ST FLOOR
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 104.0 sq.m. (1120 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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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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