



Hammond Street, EN7 6UU
Waltham Cross





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Kings Group Cheshunt are delighted to offer this CHAIN FREE, SPACIOUS THREE BEDROOM SEMI DEATCHED HOUSE located in the SOUGHT AFTER WEST CHESHUNT AREA!

This spacious and bright family home is the ideal purchase for anyone looking for a beautiful family home, that offers all the extras a home needs for day to day life. Located in one of the areas most popular and desirable developments this property offers amazing links to some of the areas most popular and sought after schools, such as Flamstead End School (0.6 miles), Fairfield's Primary School and Nursery (0.6 miles), Goffs Academy (1 mile) and many more all within a short walk or drive away. In addition to the above Lucern Close also benefits from having easy access to the A10 and M25, offering easy commute links into London and the surrounding areas. For public transport links there are local bus stops just a stones throw away offering routes in both directions, along with Cuffley Train Station and Cheshunt Station both being under 2 miles away offering direct lines into London.

The property comprises of spacious lounge/diner, fully fitted kitchen and ground floor WC. The first floor of the property includes two double bedrooms and a larger than average single bedroom and family bathroom. The exterior of the property has a low maintenance rear garden, a front driveway for up to 2 cars and a garage to the side. Internal viewings are highly recommended to avoid missing out please give us a call and arrange a viewing.

£485,000



- THREE BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- GARAGE
- LARGE KITCHEN
- SOUGHT AFTER LOCATION

- FREEHOLD
- DRIVEWAY
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS LOUNGE / DINER
- CLOSE TO POPUALR SCHOOLS

Lounge / Diner 15'7 x 14'8 (4.75m x 4.47m)

Kitchen 11'7 x 8'10 (3.53m x 2.69m)

Downstairs WC 6'2 x 6'2 (1.88m x 1.88m)

Bedroom One 11'6 x 9'3 (3.51m x 2.82m)

Bedroom Two 10'6 x 7'11 (3.20m x 2.41m)

Bedroom Three 7'4 x 7'3 (2.24m x 2.21m)

Bathroom 6'3 x 6'2 (1.91m x 1.88m)



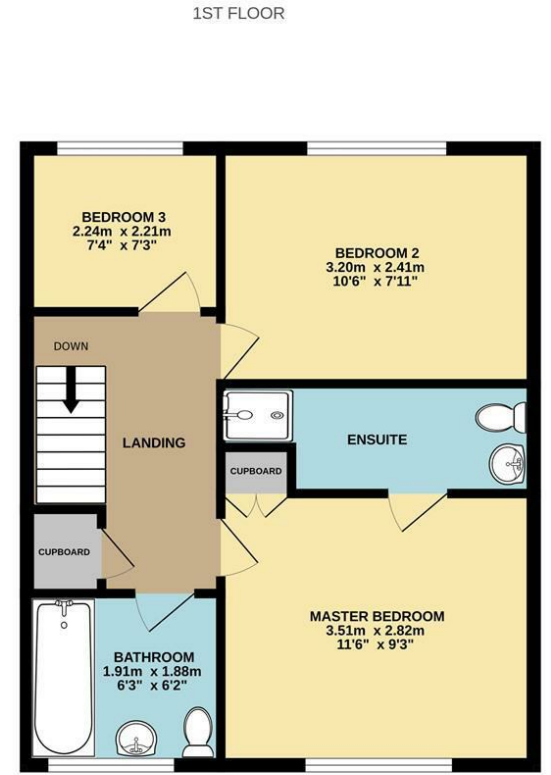


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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