



Whitefields Road, EN8 0EJ
Waltham Cross





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GROUP

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Kings Group - Cheshunt are proud to offer this TWO BEDROOM END OF TERRACED HOUSE LOCATED IN A VERY POPULAR PART OF CHESHUNT.

This spacious property would make an ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to make a great return. The property benefits from having easy access to the A10 and M25 with both roads being accessible in under 5 minutes and with Cheshunt Station being just 1.2 miles away there is also public transport links available very close by. Whitefield Road also benefits from being surrounded by some of the areas most popular schools such as Andrews Lane Primary (0.8 miles), Goffs Academy (1 mile), Fairfields Primary (1 mile), Flamstead End School (1 mile) and many more all within walking distance. Local shops and amenities are also close by with Brookfield Shopping Center being just a 5 minute drive away there is a wide range of supermarkets and retail shops to choose from.

The accommodation comprises of spacious lounge, fully fitted kitchen, three bedrooms, bathroom, private garden and an abundance of storage. We highly recommend internal viewings on this spacious property so to arrange a viewing please contact us on 01992 635 735.

Offers In Excess Of £355,000



- TWO BEDROOM END OF TERRACED HOUSE
- IDEAL INVESTMENT PURCHASE OR FIRST TIME BUYER
- SIDE ACCESS
- WELL LOOKED AFTER AND MAINTAINED
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL SHOPS & AMENITIES
- CLOSE TO POPULAR SCHOOLS
- WALKING DISTANCE TO CHESHUNT STATION

Lounge / Diner 19'1 x 11'9 (5.82m x 3.58m)

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

Kitchen 10'7 x 9'1 (3.23m x 2.77m)

Double glazed window to rear, single door to rear leading to garden, tiled floor, splash back tiles, range of wall and base units, integrated electric oven, gas hob, sink and drainer unit, space for fridge/freezer, integrated washing machine, chimney style extractor fan, power points, under stairs storage cupboard.

Bedroom One 10'5 x 13'8 (3.18m x 4.17m)

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

Bedroom Two 9'5 x 13'8 (2.87m x 4.17m)

Double glazed window to rear, laminate flooring, single radiator, power points, built in wardrobe.

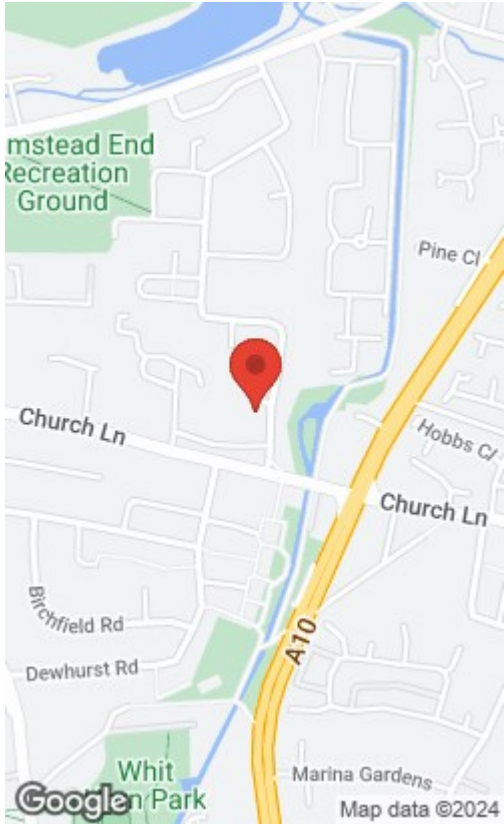
Bathroom 6'4 x 6'4 (1.93m x 1.93m)

Double glazed opaque window to front, tiled floor, tiled walls, panel enclosed bath with shower attachment., low level WC and pedestal hand wash basin, heated towel rail.

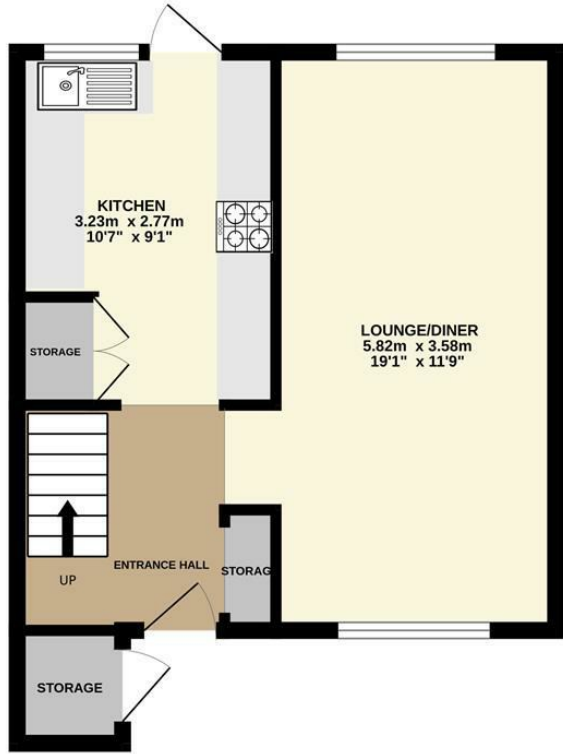




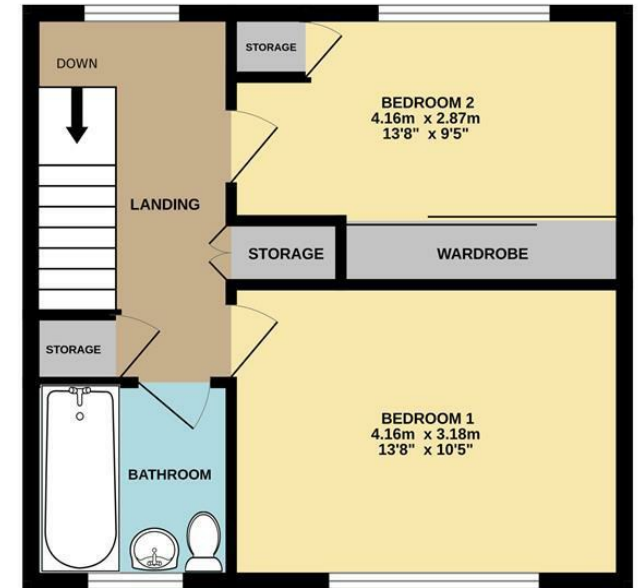
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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