



Prospect Road, EN8 9QP  
Waltham Cross





SCOTT  
PAUL  
REBECCA  
M

kings  
GROUP

# Prospect Road, EN8 9QP

Kings Group - Cheshunt are delighted to offer this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN THE HEART OF CHESHUNT.

This beautiful property is the ideal purchase for any buyer looking for a ready to move into home that has everything a family home needs. Prospect Road offers great links for commuting to London and the surrounding areas with both the A10 and M25 being accessible in under 5 minutes and with Cheshunt Station being just 1 mile away and regular bus stops just walking distance from the property there is a wide choice of transport on offer that can be used for commuting. The property also gains from being located near some of Cheshunt's most popular primary and secondary schools such as Burleigh Primary School (0.1 miles), Millbrook School (0.5 miles), Goffs Churchgate Academy (0.6 miles), Goffs Academy (1 mile) and many more all within walking distance. Local shops and amenities are also just a short walk from the property with the Old Pond being just 0.5 miles away offering local shops and local amenities such as Tesco, Post office, high street banks, local restaurants and cafes, Laura Trott Leisure Centre and Cheshunt community hospital, Brookfield Shopping Centre is also just short drive away offering more supermarkets and retail shops to choose from.

The accommodation comprises of large and welcoming entrance hall, spacious lounge, modern kitchen/diner, downstairs bathroom, utility room and home office, two double bedrooms and a spacious third single room, family bathroom and a SOUTH FACING rear garden. To the front there is a driveway for two cars. We highly recommend internal viewings on this fantastic family home, to arrange a viewing and to avoid disappointment please contact us on 01992 635 735.

£490,000



- THREE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY
- SPACIOUS BEDROOMS
- OFFICE AND UTILITY ROOM
- WALKING DISTANCE TO CHESHUNT STATION

**Lounge 16'5 x 10'4 (5.00m x 3.15m)**

UPVC Double glazed window to rear, carpeted, single radiator, power points.

**Kitchen 13'5 x 7'10 (4.09m x 2.39m)**

UPVC double glazed window to side, tiled floor and splash back tiles, range of wall and base units with work top surfaces, single radiator, power points.

**Diner 9 x 7'10 (2.74m x 2.39m)**

UPVC double glazed window to rear, UPVC double doors leading to garden, tiled floor.

**Downstairs WC 3'1 x 7'10 (0.94m x 2.39m)**

Low level WC, hand wash basin, part tiled walls.

**Utility Room 4'8 x 7'10 (1.42m x 2.39m)**

UPVC double glazed window to side, laminate flooring, plumbed for washing machine and dryer, space for fridge/freezer, power points.

**Office 5'10 x 7'10 (1.78m x 2.39m)**

UPVC double glazed window to side, laminate flooring, power points.

**Bedroom One 19'6 x 10'9 (5.94m x 3.28m)**

UPVC double glazed window to rear, carpeted, single radiator, power points.

**Bedroom Two 13'2 x 8'10 (4.01m x 2.69m)**

UPVC double glazed window to front, carpeted, single radiator, power points.

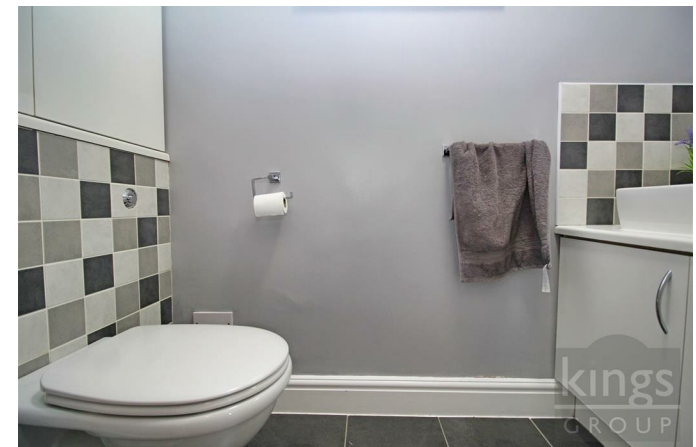
**Bedroom Three 9'11 x 6'6 (3.02m x 1.98m)**

UPVC double glazed window to front, carpeted, single radiator, power points.

**Bathroom 7'8 x 9'5 (2.34m x 2.87m)**

- FREEHOLD
- DOUBLE STOREY REAR EXTENSION
- SOUTH FACING REAR GARDEN
- DOWNSTAIRS WC
- CLOSE TO SOUGHT AFTER SCHOOLS

UPVC double glazed opaque window to rear, four piece bathroom suite comprising of panel enclosed bath, walk in shower, low level WC and hand wash basin, tiled walls, lino flooring.





kings  
GROUP



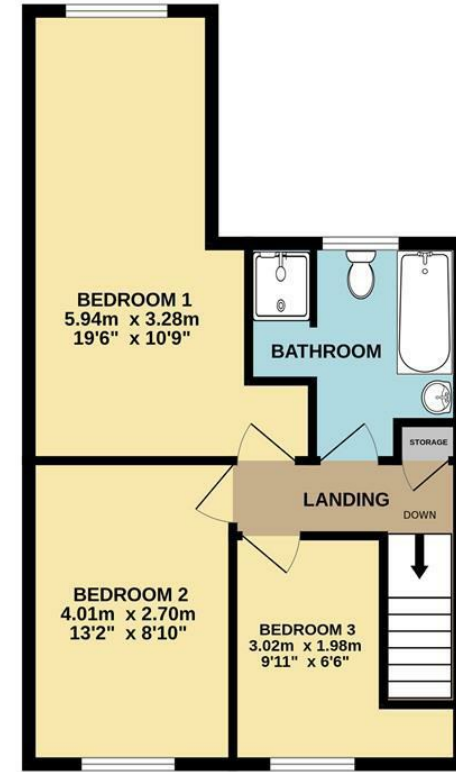
kings  
GROUP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	85		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.  
Made with Metropix ©2024

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.

9 Lynton Parade, Turners Hill, Cheshunt,  
Hertfordshire, EN8 8LF  
T: 01992 635735  
E:  
www.kings-group.net

