



Ashdown Crescent, EN8 0RL  
Waltham Cross





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# Ashdown Crescent, EN8 ORL

Kings Group -Cheshunt are delighted to offer this SPACIOUS THREE-BEDROOM SEMI-DETACHED HOUSE, THAT OFFERS HUGE POTENTIAL.

This family home is the ideal purchase for any first-time buyer or a growing family looking to upsize into a spacious property, with the added bonus of having huge potential to be extended to SIDE and FRONT. This home has so much to offer a new owner as it's in a very prime location surrounded by everything a property needs for future growth and day-to-day life. One of the benefits this property has to offer is the access it provides to the A10 and M25 with both roads being accessible in under 10 minutes, offering great road links for travelling around the surrounding areas and London. Cheshunt Station is also just 0.8 miles away, offering a direct line into London Liverpool Street in under 40 minutes. Local shops and amenities are also very close by with the Old Pond being just a 15-minute walk away. There is a wide range of supermarkets, retail shops, off licenses, restaurants and banks all very close by, and with Laura Trott Leisure Centre being just 0.8 miles and Cheshunt Community Hospital being 0.9 miles away, the property is truly within walking distance to everything a property needs to be near to. This property also has the advantage of being surrounded by some of the area's most popular primary and secondary schools such as Brookland Junior School (0.19 miles), Haileybury Turnford (0.19 miles), Millbrook School (0.6 miles), Churchfield Primary School (1 mile), Goffs Academy (1.5 miles), and many more all within walking distance.

The accommodation comprises of spacious through lounge, dining room, kitchen, downstairs WC, three spacious bedrooms, family bathroom, UPVC double-glazed windows throughout, driveway, and garage to the side. The property also has a recently installed British Gas boiler with 5 year warranty. We highly recommend internal viewings of this fantastic home, so to avoid disappointment, please call us on 01992 635 73

£550,000



- **THREE BEDROOM SEMI-DETACHED HOUSE**

- **FREEHOLD**

- **DRIVEWAY & GARAGE**

- **INTERNALLY SPACIOUS**

- **WALKING DISTANCE TO CHESHUNT STATION**

**Lounge 22'9 x 11'8 (6.93m x 3.56m)**

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

**Diner 8'4 x 15'4 (2.54m x 4.67m)**

UPVC double-glazed windows to rear and side, UPVC Double-glazed patio door to side, UPVC double-glazed sliding door to rear, carpeted, single radiator, and power points

**Kitchen 11'5 x 7'7 (3.48m x 2.31m)**

UPVC double glazed opaque window to side, UPVC double glazed window to rear, lino flooring, range of wall and base units, integrated cooker, gas hob, chimney style fan, sink and drainer unit, plumbed for washing machine and dishwasher, and power points.

**Downstairs WC 4'7 x 2'7 (1.40m x 0.79m)**

UPVC double-glazed opaque window to side, lino flooring, part tiled walls, low level WC, wall-mounted hand wash basin.

**Bedroom One 12 x 10 (3.66m x 3.05m)**

UPVC double-glazed window to front, carpeted, single radiator, fitted wardrobes, and power points.

**Bedroom Two 12 x 10 (3.66m x 3.05m)**

UPVC double-glazed window to rear, carpeted, single radiator, fitted wardrobes, and power points.

**Bedroom Three 8'9 x 7'8 (2.67m x 2.34m)**

UPVC double-glazed window to front, carpeted, single radiator, fitted wardrobes, and power points.

**Bathroom 6 x 8'4 (1.83m x 2.54m)**

UPVC double-glazed opaque window to rear, carpeted, tiled

- **CHAIN FREE**

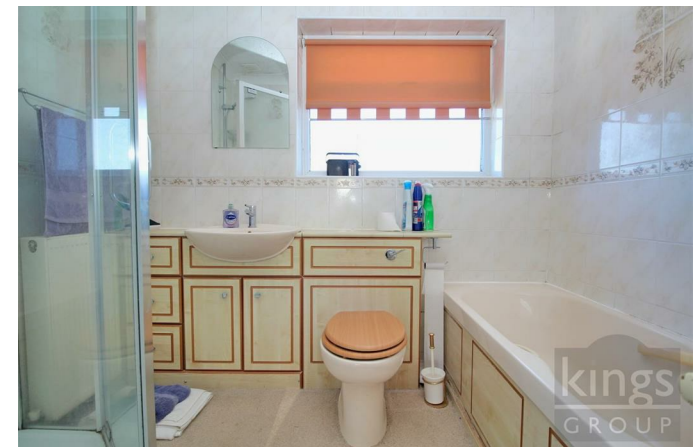
- **POTENTIAL TO EXTEND TO SIDE, FRONT AND LOFT (STPP)**

- **RECENTLY INSTALLED BRITISH GAS BOILER WITH 5 YEAR WARRANTY**

- **IDEAL FAMILY HOME**

- **CLOSE TO POPULAR SCHOOLS**

walls, single radiator, heated towel rail, four piece bathroom suite comprising of panel enclosed bath, walk in thermostatically controlled shower, low level WC and hand wash basin with vanity unit under.





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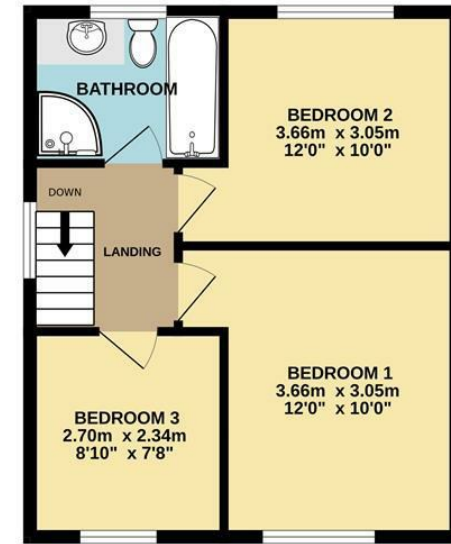
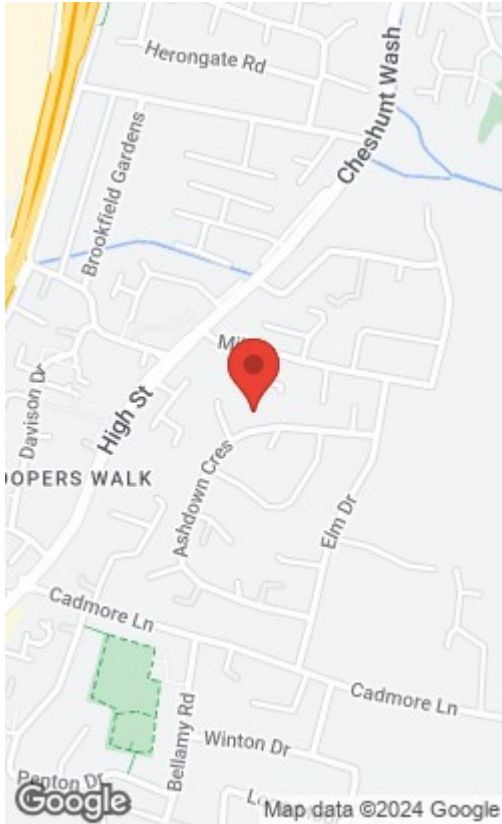


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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