

9 Lynton Parade  
Turners Hill  
Cheshunt  
Hertfordshire  
EN8 8LF

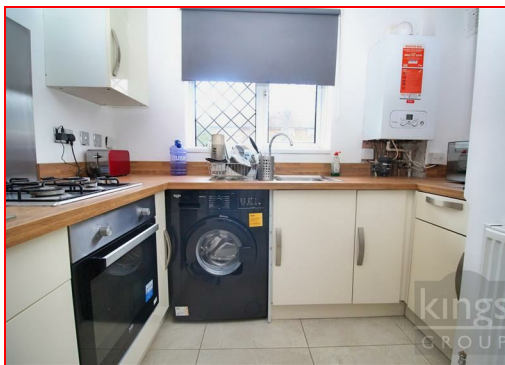
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## Birchfield Road, Cheshunt EN8 9PJ



**£240,000 Leasehold**



Kings Group - Cheshunt are delighted to offer this SPACIOUS ONE BEDROOM GROUND FLOOR MAISONETTE WITH A PRIVATE GARDEN.

This property is the ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to get a great return on their investment as this property offers all the local transport links and amenities for day to day life. One of the major benefits this property has to offer is its links to the A10 and M25 with both roads being accessible in under 5 minutes commuting into London and the surrounding areas is very easy and with local bus stops just a short walk away public transport links are also very accessible. Birchfield Road is also located near some of the areas most popular schools such as Dewhurst Primary (0.5 miles), Goffs Academy (0.6 miles), Goffs Churchgate Academy (0.8 miles), Bonneygrove Primary School (0.8 miles) and many more all within walking distance. Brookfield Shopping center is also just a short drive away offering a wide choice of supermarkets and retail shops to choose from.



The accommodation comprises of spacious lounge, kitchen, large bedroom, family bathroom, UPVC double glazed windows throughout, gas central heating, side access, private front entrance and PRIVATE REAR GARDEN. We highly recommend internal viewings on this fantastic property so to arrange an appointment please contact us on 01992 635 735.

**Lounge 14'10 x 11'1**

Double glazed window to rear, double glazed single door to rear leading to garden, laminate flooring, single radiator, electric fireplace, power points.

**Kitchen 9 x 8'1**

Double glazed window to front, tiled floor, single radiator, range of wall and base units, splash backs, integrated cooker, chimney style fan, sink and drainer unit, space fridge/freezer, plumbed for washing machine, power points.



**Bedroom 11 x 11**

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

**Bathroom 8'1 x 5'1**

Double glazed opaque window, tiled floor, tiled walls, three piece bathroom suite comprising of panel enclosed bath with shower attachment, pedestal hand wash basin, low level WC, heated towel rail.

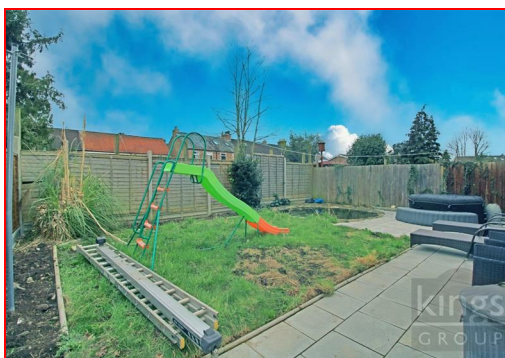
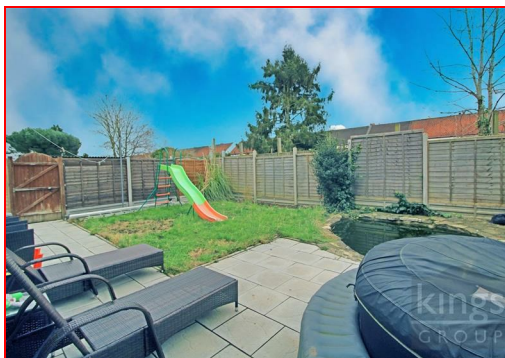
**Garden**

Mainly laid to lawn, patio area, side access.

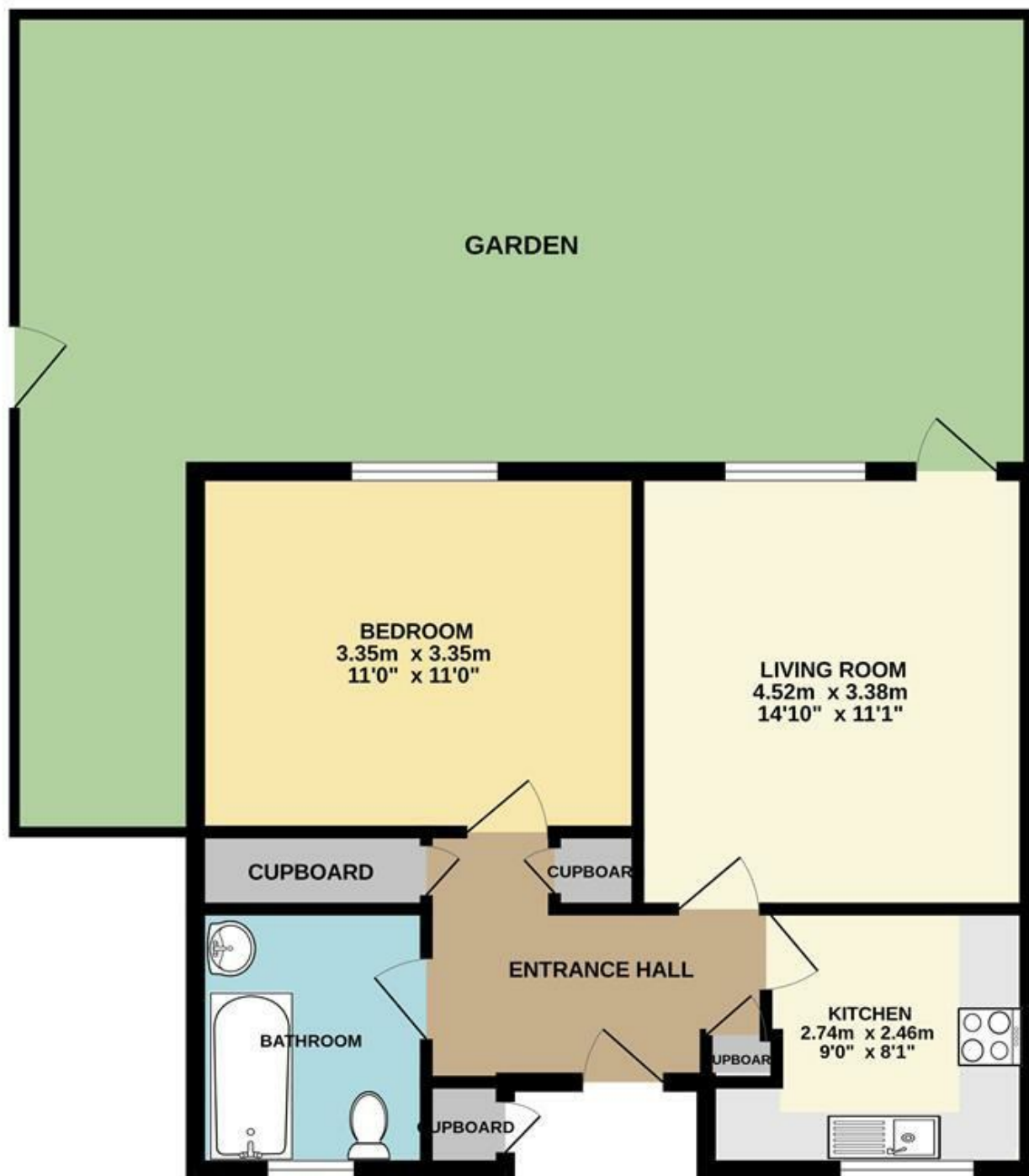
**Lease and Charges**

Lease- 97 Years Remaining

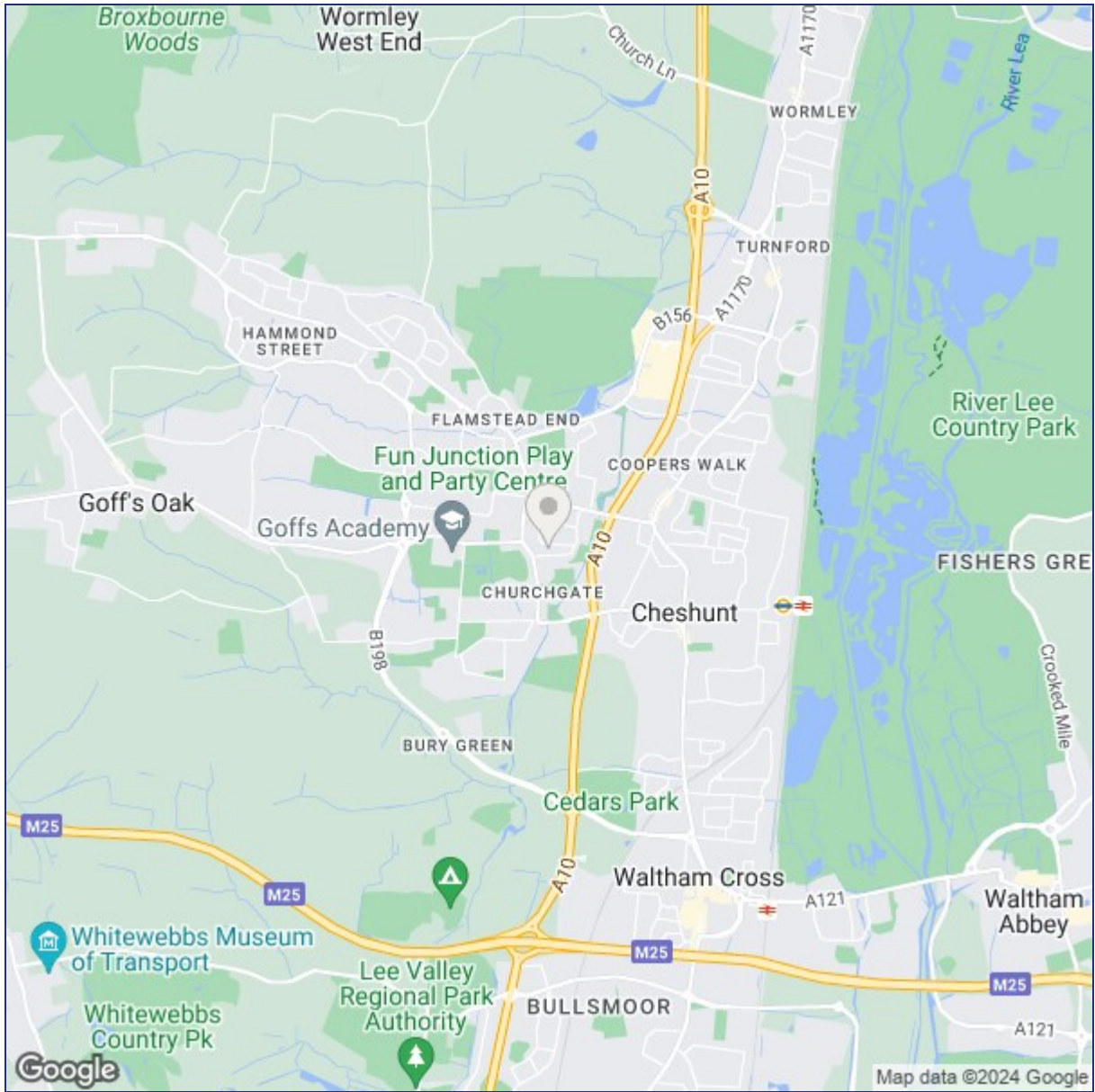
Service Charge - £350 PA includes ground rent



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

("These details are correct at time of going to press").

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.

