



Queens Road, EN8 7HP  
Waltham Cross







Kings GROUP



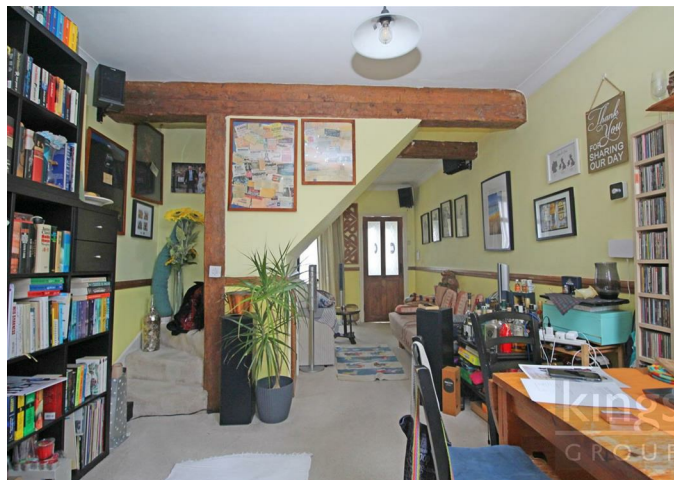
# Queens Road, EN8 7HP

Kings Group - Cheshunt are delighted to offer this TWO BEDROOM TERRACED HOUSE, located a stones throw away from WALTHAM CROSS STATION.

This spacious and well maintained property is the ideal purchase for a first time buyer looking to get their first family home or a buy to let investor looking to achieve a great return on their investment as this property is in prime location and is surrounded by all the local amenities a property requires. One of the major benefits is that the property has fantastic transport links with both the A10 and M25 being accessible in under 5 minutes and with Waltham Cross Station being just 0.2 miles away and Theobalds Grove Station being 0.7 miles away commuting to London and the surrounding areas is very easy. The property also benefits from being near local shops and amenities with Pavillions Shopping Centre being just 0.4 miles away there is a wide choice of supermarkets, retail shops, restaurants and many more shops just a stones throw away. Queens Road also has some of the areas most popular primary and secondary schools just walking distance away such as St Josephs Primary School (0.7 miles), Holdbrook Primary School (0.5 miles), St Marys Secondary (1.5 miles), Goffs Churchgate Academy (1.5 miles) and many more close by.

The accommodation comprises of spacious lounge, dining room, modern kitchen, ground floor bathroom, two spacious bedrooms, low maintenance rear garden with side access. Internal viewings are highly recommended so to avoid missing out on the fantastic property please contact us on 01992 635 735.

£367,500





- TWO BEDROOM SEMI DEATCHED HOUSE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- OPEN PLAN LOUNGE / DINER
- LOW MAITENEACE REAR GARDEN
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- SPACIOUS BEDROOMS
- MODERN FAMILY BATHROOM
- CLOSE TO POPULAR SCHOOLS
- WALKING DISTANCE TO WALTHAM CROSS STATION

Front door leading to

#### Entrance Hallway

With stairs leading to first floor

#### Lounge 10'9" x 11'3" (3.28m x 3.43m)

With double glazed window to front aspect, carpeted flooring, radiator, power points

#### Dining Room 10'2" x 11'3" (3.10m x 3.43m)

With double glazed window to rear aspect, carpeted flooring, radiator, power points,

#### Kitchen 10'2" x 6'4" (3.10m x 1.93m)

With double glazed window to side aspect, tiled flooring, integrated cooker with gas hob and electric oven, integrated extractor fan, drainer unit sink, space for fridge freezer, plumbing for washing machine, double glazed patio door leading to garden,

#### Bathroom 5'5" x 5'4" (1.65m x 1.63m)

With double glazed opaque window to rear aspect, tiled flooring, tiled walls, panel enclosed bath, shower cubicle with thermostatically controlled shower, wash basin with vanity unit under, Low level WC, heated towel rail, spotlights

#### First Floor Landing

#### Bedroom One 9'0" x 11'3" (2.74m x 3.43m)

With double glazed window to front aspect, carpeted flooring, built in storage cupboard, radiator, power points,

#### Bedroom Two 10'3" x 11'3" (3.12m x 3.43m)

With double glazed window to rear aspect, carpeted flooring, fitted wardrobe, built in storage cupboard, radiator, power points,





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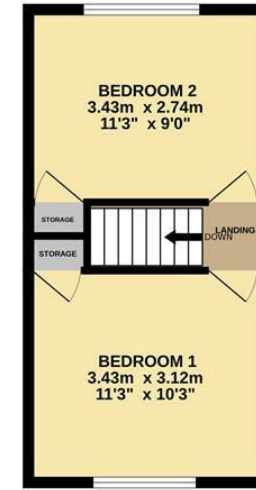
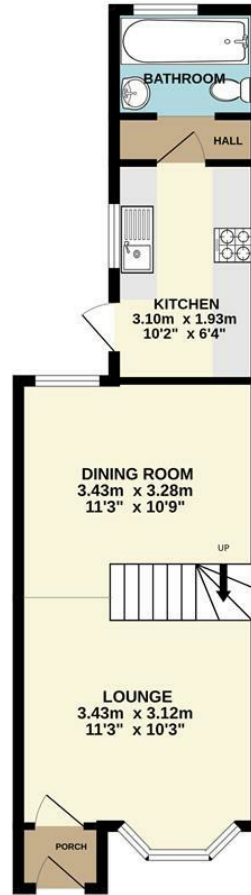
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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