



Hammond Street, EN7 6UU
Waltham Cross





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Kings Group Cheshunt are delighted to offer this SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE located in the SOUGHT AFTER WEST CHESHUNT AREA!

This spacious and bright family home is the ideal purchase for anyone looking for a beautiful family home, that offers all the extras a home needs for day to day life. Located in one of the areas most popular and desirable developments this property offers amazing links to some of the areas most popular and sought after schools, such as Flamstead End School (0.6 miles), Fairfield's Primary School and Nursery (0.6 miles), Goffs Academy (1 mile) and many more all within a short walk or drive away. In addition to the above Lucern Close also benefits from having easy access to the A10 and M25, offering easy commute links into London and the surrounding areas. For public transport links there are local bus stops just a stones throw away offering routes in both directions, along with Cuffley Train Station and Cheshunt Station both being under 2 miles away offering direct lines into London.

The property comprises of spacious lounge/diner, fully fitted kitchen and ground floor WC. The first floor of the property includes two double bedrooms with an en-suite to the master bedroom and a larger than average single bedroom and family bathroom. The exterior of the property has a low maintenance rear garden, a front driveway and a garage to the side. Internal viewings are highly recommended to avoid missing out please give us a call and arrange a viewing.

£515,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **IDEAL FAMILY HOME**
- **DRIVEWAY AND GARAGE**
- **EN-SUITE**
- **EASY ACCESS TO A10 AND M25**

Lounge 15'6 x 14 (4.72m x 4.27m)

2x Double glazed double doors to rear leading to garden and conservatory, wood flooring, under stairs storage cupboard, single radiator, power points.

Kitchen 11'7 x 8'10 (3.53m x 2.69m)

Double glazed window to front, range of wall and base units, single radiator, tiled flooring, integrated cooker, induction hob, integrated extractor fan, sink and drainer unit, integrated fridge/freezer, integrated washing machine and dishwasher, power points.

Conservatory 10 x 8'6 (3.05m x 2.59m)

Double glazed windows to side and rear, double glazed double doors to side leading to garden, wood flooring.

Downstairs WC

Double glazed window to front, low level WC, hand wash basin with vanity unit under heated towel rail, wood flooring, splash back tiles.

Bedroom One 11'6 x 9'3 (3.51m x 2.82m)

Double glazed window to front, single radiator, carpeted, built in wardrobe, power points.

Bedroom Two 10'4 x 9'3 (3.15m x 2.82m)

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

Bedroom Three 7'2 x 7'1 (2.18m x 2.16m)

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

Bathroom

Double glazed opaque window to front, tiled floor, part tiled walls, three piece bathroom suite comprising of panel

- **FREEHOLD**
- **SOUGHT AFTER WEST CHESHUNT AREA**
- **CONSERVATORY**
- **SPACIOUS BEDROOMS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

enclosed bath with shower attachment, low level WC and hand wash basin with vanity unit under, heated towel rail.

En-Suite 4'6 x 9'3 (1.37m x 2.82m)

Walk in shower unit, low level WC, hand wash basin with vanity unit under, heated towel rail, tiled floor, splash back tiles.



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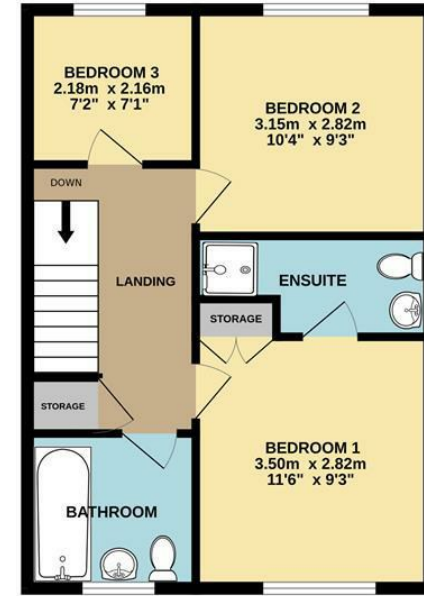
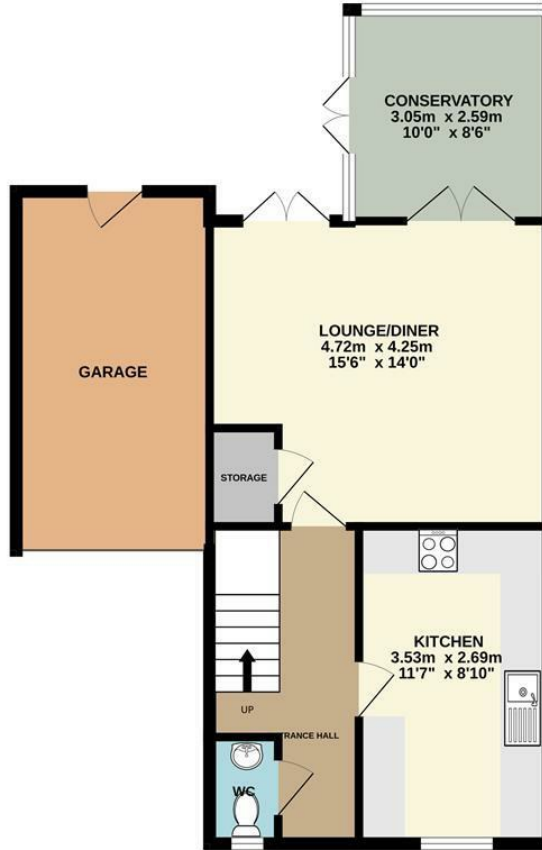


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 84 |

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