



Turners Hill, EN8 9DG  
Waltham Cross







WHITE HART LANE N.17



kings  
GROUP



# Turners Hill, EN8 9DG

Kings Group - Cheshunt are delighted to offer this RARE TO MARKET FOUR BEDROOM SEMI DEATCHED EDWARDIAN HOUSE WITH PAKRING FOR 3 CARS.

This spacious period property is the ideal purchase for any buyer looking for a unique family home that offers a beautiful living space and is surrounded by all the local amenities and transport links a property needs for day to day life and future growth. This amazing home has a lot to offer a new owner such as being located right by Cheshunt Station with access to the station being under a 10 minute walk and with access to the A10 and M25 in under 5 minutes access to London and the surrounding areas is very easy. The property also benefits from being located near local shops and amenities with the High Street being just a stones throw away offering a wide range of supermarkets, restaurants, local shops and with Brookfield Shopping Center being just 0.7 miles away there is also more supermarkets and retail shops on offer very close by. With the property being coated in the center of Cheshunt it also gains from being near some of the areas most popular schools such as Millbrook School (0.2 miles), Burleigh Primary School (0.3 miles), Goffs Churchgate Academy (0.9 miles) and many more within walking distance.

The accommodation comprises of large lounge/diner, kitchen, utility room and downstairs shower room. To the first floor you will find three double bedrooms the fourth single sized bedroom and the family bathroom. The property also has a low maintenance rear garden, private double garage and parking space to the rear. With the already large home being semi detached the property has a huge amount of potential with there being space for a double storey ride extension and loft conversion (STPP), which would turn this already large property into a huge space making it a forever home. We highly recommended internal viewings on this fantastic property so to arrange a viewings please give us a call on 01992 635 735.

Open To Offers £575,000





- FOUR BEDROOM SEMI DEATCHED HOUSE
- DOUBLE GARAGE AND CAR PRIVATE PARKING SPACE
- RARE TO MARKET
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO CHESHUNT STATION

**Lounge 16'5 x 13'3 (5.00m x 4.04m)**

Double glazed bay window to front, parquet flooring, double radiator, gas connection for fireplace, power points.

**Family Room 12'4 x 13'3 (3.76m x 4.04m)**

Double glazed double doors to rear leading to garden, parquet flooring, single radiator, power points.

**Kitchen / Diner 22'2 x 11 (6.76m x 3.35m)**

Double glazed window to side, laminate flooring, tiled splash backs, single radiator, space for cooker, gas hob, integrated extractor fan, sink, integrated fridge/freezer, integrated dishwasher, power points.

**Utility 7'9 x 5'3 (2.36m x 1.60m)**

Double glazed single door to rear leading to garden, tiled floor, single radiator, plumbed for washing machine and dryer.

**Downstairs Shower Room 5'9 x 6'9 (1.75m x 2.06m)**

Double glazed opaque window to side, part tiled walls, tiled floor, single radiator, extractor fan, cubicle shower, low level WC, hand wash basin.

**Bedroom One 16'6 x 10'7 (5.03m x 3.23m)**

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

**Bedroom Two 14'7 x 11'3 (4.45m x 3.43m)**

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

**Bedroom Three 12'5 x 11'8 (3.78m x 3.56m)**

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

- FREEHOLD
- EDWARDIAN PERIOD PROPERTY
- INTERNALLY SPACIOUS
- SCOPE TO EXTEND (STPP)
- CLOSE TO SOUGHT AFTER SCHOOLS

**Bedroom Four 9'2 x 7 (2.79m x 2.13m)**

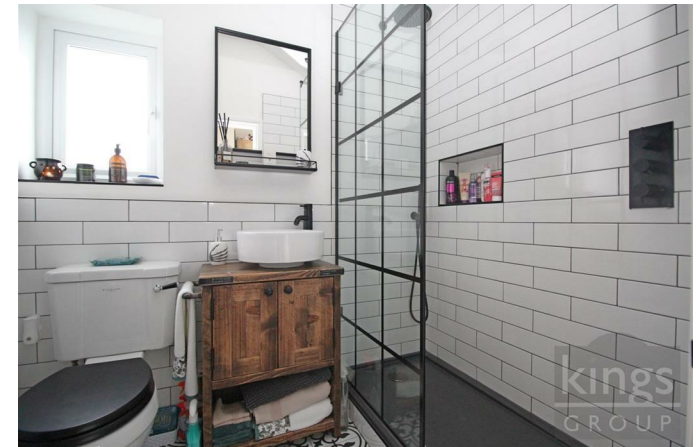
Double glazed window to front, carpeted, single radiator, power points.

**Bathroom 7'9 x 7 (2.36m x 2.13m)**

Double glazed opaque window to side, part tiled walls, lino, single radiator, extractor fan, panel enclosed bath with fitted shower unit, low level WC, hand wash basin, shaver points.

**Exterior**

Rear and front garden, double garage and parking space.





S

kings  
GROUP





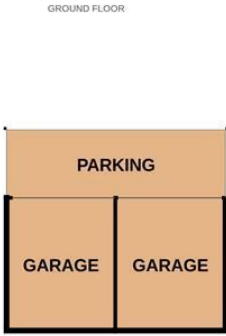
kings  
GROUP



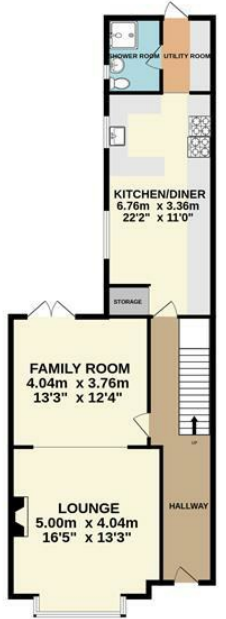




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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



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

