



Beltona Gardens, EN8 0PA
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this LARGE EXTENDED FIVE/SIX BEDROOM END OF TERRACED HOUSE.

This spacious property is an ideal purchase for any first time buyer or buy to let investor looking for a quick and easy purchase. This immaculate property offers many benefits with the house being located in a very sought after area. One of the benefits this property has to offer is the access it offers to the A10 and M25 with both roads being accessible in under 10 minutes offering great links to for commuting to London and the surrounding areas and with local bus stops just a 5 minute walk away and Cheshunt Station being just 1.2 miles away there is also great public transport links on offer. The property also benefits from being located just a stone's throw from Brookfield Shopping Center which offers a wide choice of supermarkets and retail shops to choose from. Beltona Gardens also gains from being very close to some of the areas most popular primary and secondary schools such as Churchfield Primary (0.4 miles), Millbrook School (0.9 miles), Goffs Academy (1.6 miles), Goffs Churchgate Academy (1.4 miles) and many more all within a short walk or drive away.

The property comprises of a large through lounge, kitchen/diner, downstairs shower room and office/bedroom six. The ground floor benefits from having the ability to convert the office/bedroom six and the shower room into its own separate annex. on the first floor the you will find four bedrooms, three of them being large double bedrooms and the fourth being a larger than average single room and the family bathroom. The second floor has been converted into a large loft room with an abundance of built in storage. The exterior of the property offers a front garden which can be changed into a front driveway for up to 4 cars (STPP) as neighbours have already done the same, to the back there is a large rear garden which included a decking area, built in bar and hot tub and garage to rear.

£669,995



- FIVE / SIX BEDROOM END OF TERRACED HOUSE
- LARGE THROUGH LOUNGE
- FOUR DOUBLE BEDROOMS
- GARGAE
- POTENTIAL FOR FRONT DRIVEWAY (STPP)

- FREEHOLD
- SEPERATE OFFICE
- DOWNSTAIRS SHOWER ROOM
- BAR AREA WITH HOT TUB INCLUDED
- CLOSE TO SOUGHT AFTER SCHOOLS

Lounge 25'5 x 12'7 (7.75m x 3.84m)

Kitchen / Diner 18'5 x 27'8 (5.61m x 8.43m)

Shower Room 7'4 x 12'1 (2.24m x 3.68m)

Office / Bedroom Six 12'1 x 8'4 (3.68m x 2.54m)

Bedroom One 13'8 x 12'8 (4.17m x 3.86m)

Bedroom Two 11'6 x 12'8 (3.51m x 3.86m)

Bedroom Three 11'4 x 8'4 (3.45m x 2.54m)

Bedroom Four 8'4 x 8'4 (2.54m x 2.54m)

Bathroom 8'4 x 7'7 (2.54m x 2.31m)

Loft Bedroom 15'10 x 27'3 (4.83m x 8.31m)





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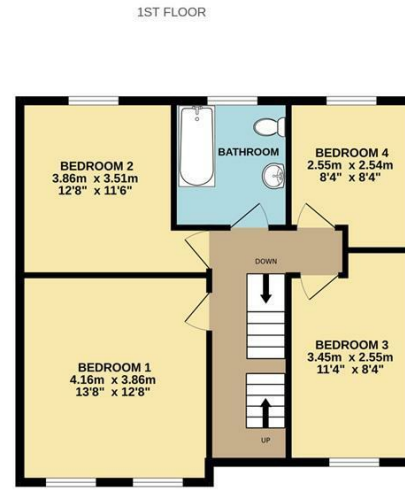
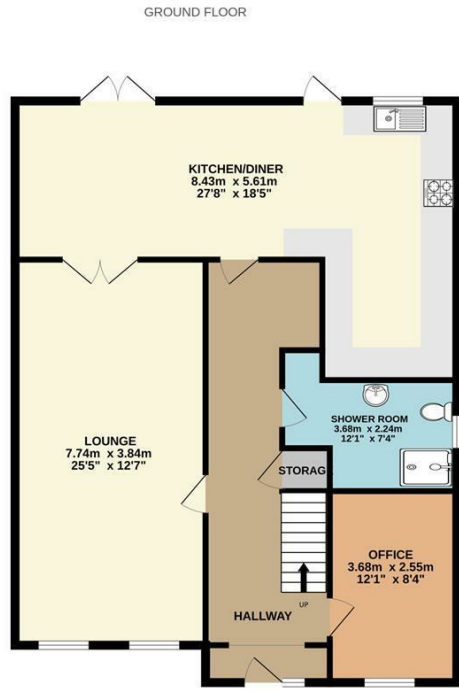


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 plus] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	EU Directive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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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9 Lynton Parade, Turners Hill, Cheshunt, Hertfordshire, EN8 8LF

T: 01992 635735

E:

www.kings-group.net

