



Rowlands Close, EN8 9NW  
Waltham Cross





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Kings Group - Cheshunt are pleased to offer this THREE BEDROOM END OF TERRACED PROPERTY IN A QUITE A PEACEFUL CLOSE, RIGHT NEAR TO CHESHUNT STATION.

This fantastic family home is the ideal purchase for any buyer as this property offers some amazing features and has so much to offer such as being located near transport links like CHESHUNT STATION being just 0.7 miles away offering direct lines to Liverpool Street in just 20 minutes and having the A10 and M25 both being just a 5 minute drive away meaning accessibility to London and the surrounding areas is very easy. This property also benefits from being located near some of the most sought after primary and secondary schools in the area such as Millbrook Primary School (0.4 miles), Burleigh Primary School (0.3 miles), Goffs Churchgate Academy (0.5 miles), Goffs Academy (1.2 miles and any more. The location of this beautiful family home also benefits from having a wide range of local shops and amenities all within walking distance such as Tesco, local restaurants, Laura Trott Gym and leisure centre, off licenses and many other shops all within a 10 minute walk, there is also the added bonus of being near Lea Valley (0.8 miles) providing you a wide range of open space for walks and outdoor activities.

The accommodation comprises of lounge / diner, kitchen, two double bedrooms on the first floor, a third single room and family bathroom. The loft space has also been converted into a bedroom area and would just require a staircase to create it into the fourth bedroom. Well presented and low maintenance rear garden with an extended garage to rear for parking for one car along with an additional parking space outside the garage. Please contact us on 01992 635 735 to avoid missing out on this fantastic property.

£450,000



- THREE BEDROOM END OF TERRACED HOUSE
- EXTENDED GARAGE TO ALLOW PARKING FOR LARGER CARS
- SPACIOUS BEDROOMS
- QUITE AND PEACEFUL LOCATION
- CLOSE TO CHESHUNT STATION
- CHAIN FREE
- ADDITIONAL PARKING OUTSIDE GARAGE
- FREEHOLD
- POTENTIAL FOR A FOURTH BEDROOM IN THE LOFT (STPP)
- NEAR POPULAR SCHOOLS

**Lounge 18'3 x 14'8 (5.56m x 4.47m)**

Double glazed window to front, laminate flooring, double radiator, power points, under stairs storage.

**Kitchen 8'5 x 14'8 (2.57m x 4.47m)**

Double glazed window to rear, double glazed single door to rear leading to garden, lino flooring, tiled splash backs, range of wall and base units, integrated cooker, gas hob, chimney style extractor fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, power points.

**Bathroom 11 x 5'9 (3.35m x 1.75m)**

Double glazed opaque window to rear, lino flooring, tiled walls, panel enclosed bath with shower attachment, low level WC, hand wash basin, airing cupboard, heated towel rail.

**Bedroom One 14'5 x 10 (4.39m x 3.05m)**

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

**Bedroom Two 12'3 x 8 (3.73m x 2.44m)**

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

**Bedroom Three 8'5 x 6'7 (2.57m x 2.01m)**

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

**Garden**

Side and rear access, lean to, extended garage to rear allowing parking for one car plus one additional parking space outside garage door.





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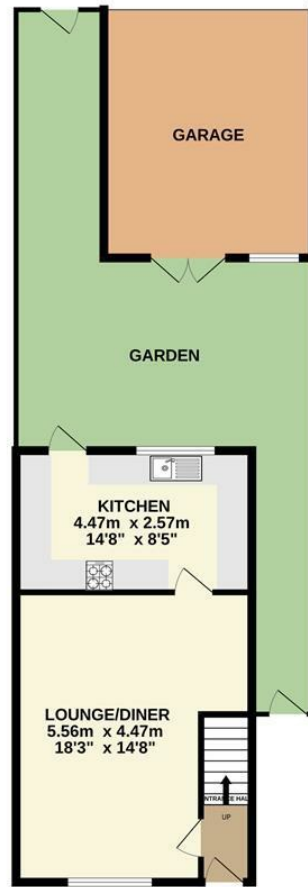
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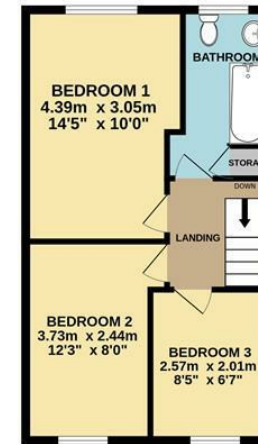
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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