



Windmill Lane, EN8 9AR
Waltham Cross





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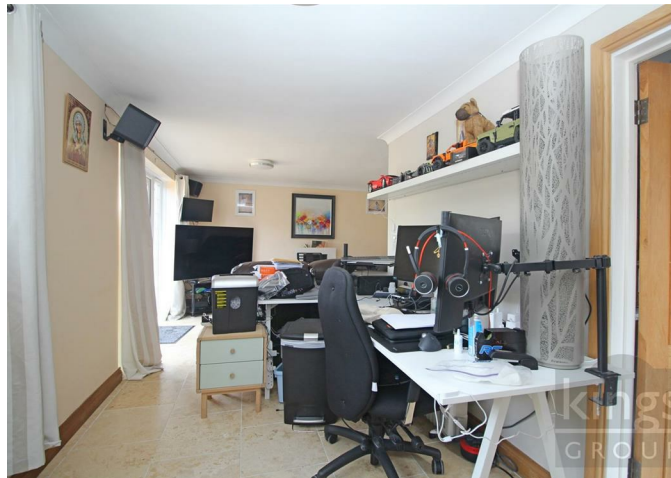
Windmill Lane, EN8 9AR

Kings Group - Cheshunt are pleased to offer this READY TO MOVE INTO DETACHED TWO BEDROOM BUNGALOW.

This fantastic property is ideal for anyone looking for a ready to move into home that has huge potential whilst also making it less of a financial burden when trying to create a family home. It is also a fantastic purchase for any investor looking to add a ready to rent property to their portfolio that offers a huge amount of advantages as well as being in good condition. In addition to Windmill Lane being in good condition it is surrounded by everything a family needs for day to day life and for future investment growth. Some of the areas most popular schools are close by such as Downfield Primary School (0.3 miles), Arlesdene Nursery School and Pre-School (0.6 miles), Goffs Academy (0.7 miles). Along with being close to fantastic schools the property is walking distance to Cheshunt Station (0.19 miles), which allows a new owner to get into London Liverpool Street in under 40 minutes, alternatively Theobalds Station is just 0.7 mile offering a second alternative to travel into London.

The property comprises of a welcoming entrance hall, spacious lounge/diner, recently fitted modern kitchen, two large double bedrooms, family bathroom, utility room, integral garage, side and rear gardens and a front driveway. The property also has Dry ridge kit fitted for loft ventilation. 2 Velux windows have had new flashing kits (Approximately a few months ago), cavity wall insulation throughout, new radiators throughout and valves, fire alarm and carbon monoxide alarms fitted and Reolink CCTV. This property is a must see to avoid missing out please get in touch to arrange an appointment.

£524,000



- **TWO BEDROOM DETACHED BUNGALOW**
- **FREEHOLD**
- **SPACIOUS AND LOW MAINTENANCE REAR AND SIDE GARDEN**
- **POTENTIAL TO EXTEND (STPP)**
- **WALKING DISTANCE TO CHESHUNT STATION**

- **DRIVEWAY AND GARAGE**
- **NEWLEY FITTED KITCHEN**
- **DOUBLE SIZED BEDROOMS**
- **NEAR POPULAR SCHOOLS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Lounge 14'7 x 22'9 (4.45m x 6.93m)

UPVC double glazed French doors leading into the garden, single radiator, has fire, tiled floor, Honeywell thermostat in living room.

Kitchen 9'4 x 12'6 (2.84m x 3.81m)

UPVC double glazed window to side, quartz tiled floor, Cambria worktops and splash back/trims, sink and drainer unit with Grohe mixer tap, Siemens extractor fan, Bosch microwave, Bosch induction hob, Bosch oven, Bosch integrated dishwasher, power points.

Utility Room 7'6 x 7'6 (2.29m x 2.29m)

Space for fridge freezers and washing machine plumbed for a sink, dishwasher and water supply to a fridge that has an ice cube maker, Velux window, Worcester Bosch Combi boiler 42CDI. The boiler has been serviced in accordance with Worcester Bosch standards annually.

Bedroom One 15'4 x 12'6 (4.67m x 3.81m)

UPVC double glazed bay window to front, tiled floor, single radiator, loft access, power points, built in storage that has been plumbed to be turned into an En-Suite.

Bedroom Two 12'6 x 12'6 (3.81m x 3.81m)

UPVC double glazed window to side, tiled floor, single radiator, power points,

Bathroom 7'6" x 7'6" (2.29m x 2.29m)

Velux Window, panel enclosed bath with shower, Grohe mixer basin tap and Grohe shower fittings, low level WC, heated towel rail, Travertine floor and wall tiles.

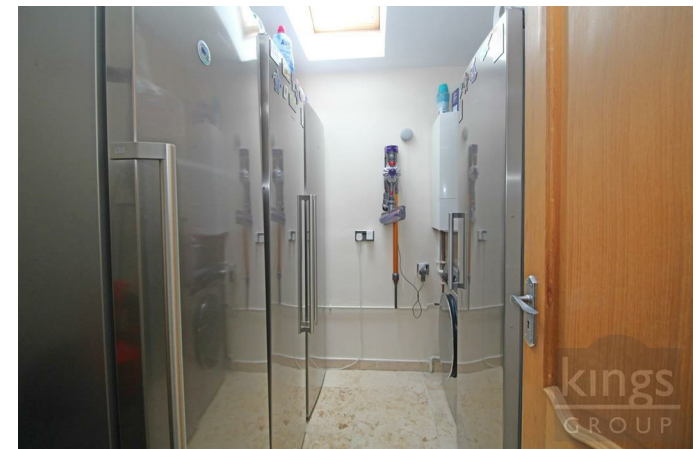
Garage 18'5 x 7'6 (5.61m x 2.29m)

Electric door, carpeted floor tiles. New water isolation valve fitted in the garage (where the water supply comes in).

Garden

Gate access on each side of the property, tiled patio, new fencing panels and posts in the garden on the right hand side of the house (viewing from the front).

External hot and cold water taps fitted outside the kitchen with isolation valve under the sink.





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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|---|-----------|
| Current | Potential | 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 | | Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |



GROUND 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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