



Burton Lane, EN7 6SE
Waltham Cross





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Kings Group are delighted to offer this EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE FOR SALE IN THE EVER SOUGHT AFTER GOFFS OAK AREA.

This well maintained, well presented and spacious family home is ideal for a first time purchase or investment as it benefits from being near some of the most sought after schools in the area such as Goffs Academy (0.5 miles), St Marys Secondary School (1.2 miles), Bonneygrove Primary School (0.8 miles), Fairfield's primary school (1 mile) and many more. There is also the bonus of having easy access to the A10 and M25 offering you easy access to London and the surrounding areas. With this property being located in Goffs Oak it offers you a very quiet location giving you the peace and quiet you look for after a busy day at work with the added bonus of the local parks being the close such as Cheshunt Park and Golf Centre (1.5 miles) being just a short drive. There is also the benefit from being near the Brookfield Shopping Centre with the Local Shops and Supermarkets being only a 10 Minute drive away.

The property comprises of a large through lounge/ extended kitchen/diner, downstairs shower room, three bedrooms on the first floor with the family bathroom and a fourth and fifth bedroom in the loft conversion. Externally the property has a large front driveway and a double garage to the rear of the property. Internal viewings are highly recommended please contact us on 01992 635 735 to avoid missing out on this fantastic property.

Offers In The Region Of
£635,000



- FIVE BEDROOM SEMI DETACHED HOUSE
- EXTENDED
- GARAGE
- LARGE BEDROOMS
- EASY ACCESS TO A10 AND M25

Reception 27'50 x 11'7 (8.23m x 3.53m)

Double Glazed windows to the front aspect, Coved Ceiling Double Radiator with Carpeted Flooring Gas fireplace, with Wooden Mantle peice, Power Points

Kitchen 21'4 x 16'1 (6.50m x 4.90m)

Range of Wall and Base Units, Work Surfaces, Single Drainer Sink Unit with Mixer tap, Integrated Dishwasher, Washing Machine, Fridge and Freezer, Smeg Cooker with Extractor above, Spot Lights, Wall Tiling, Oak flooring, TV Point, Double Glazed Window to Side aspect, Double Glazed doors to garden.

Shower room

Double Glazed window to side aspect, Comprising Single shower Cubicle, Pedestal Wash hand basin, Low Flush WC, Tiled Walls, Tiled Flooring.

Bedroom One 8'05 x 15'05 (2.57m x 4.70m)

Double Glazed bay window to front aspect, Fitted Carpet, Wardrobes built in, Double Radiator, Power Points.

Bedroom Two 9'03 x 11'04 (2.82m x 3.45m)

Double Glazed window to rear aspect, Fitted Wardrobes, Laminate Flooring, Radiator, Power Points.

Bedroom Three 6'10 x 6'08 (2.08m x 2.03m)

Currently used as a study - Double Glazed Window to front aspect, Laminate Flooring, Radiator, Built In Desk with Cupboards Above.

Bathroom 9'2 x 7'7 (2.79m x 2.31m)

Opaque Double Glazed window to rear aspect, Tiled walls, Bath with Power Shower and Screen, Vanity Wash Hand Basin with Cupboards below, Low Level WC, Tiled Walls, Tiled Flooring, Decorative Radiator, Spot Lights,

- FREEHOLD
- PARKING FOR SEVERAL CARS
- INTERNALLY SPACIOUS
- CLOSE TO OSIUGHT AFTER SCHOOLS
- SOUGHT AFTER AND POPULAR GOFFS OAK AREA

Bedroom Four 14'5 x 9'3 (4.39m x 2.82m)

Double Glazed Window to rear aspect, Fitted Wardrobes, Radiator, Fitted Carpet, Power Points.

Bedroom Five 15'5 x 8'6 (4.70m x 2.59m)

Velux Windows to Front, Fitted Carpet, Double Radiator, Storage Cupboard, Power Points.





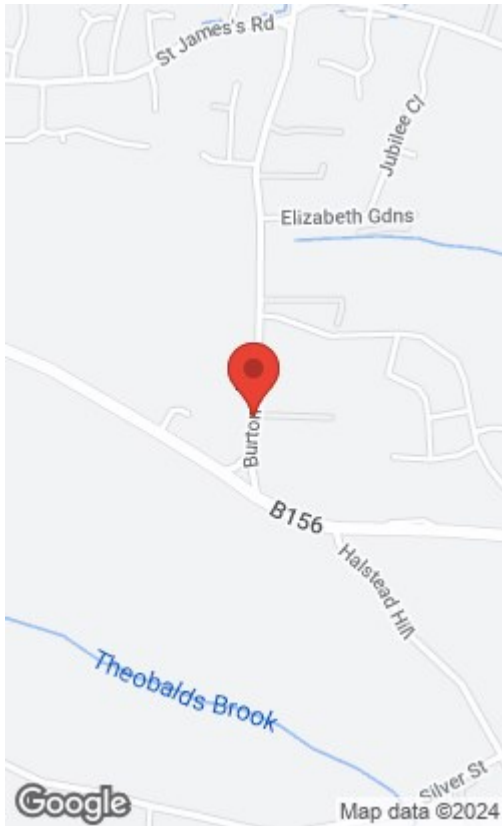
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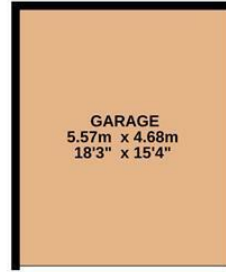
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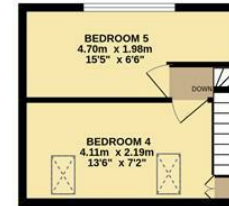
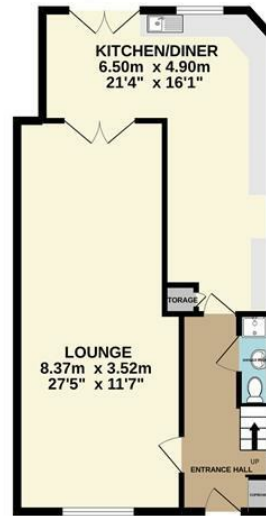
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-81) B		(81-81) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR
83.0 sq.m. (893 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 143.2 sq.m. (1542 sq.ft.) approx.

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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