



Allwood Road, EN7  
6UA  
Waltham Cross









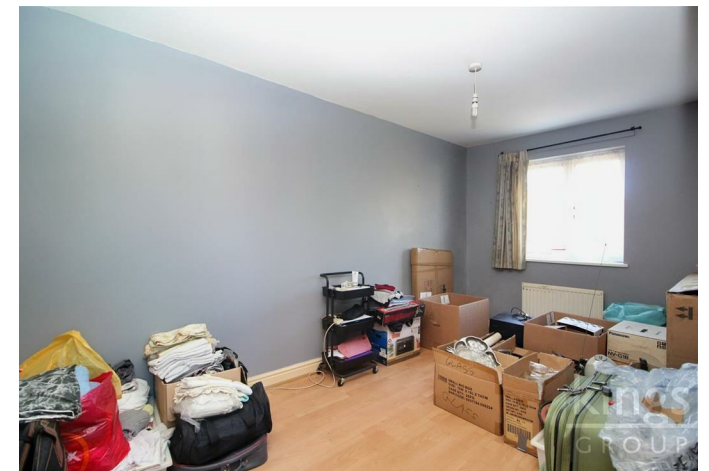
# Allwood Road, EN7 6UA

Kings Group Cheshunt are delighted to offer this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE located in the SOUGHT AFTER WEST CHESHUNT AREA!

This spacious and bright family home is the ideal purchase for any first time buyer looking for a beautiful family home, that offers all the extras a home needs for day to day life. Located in one of the areas most popular and desirable developments this property offers amazing links to some of the areas most popular and sought after schools, such as Flamstead End School (0.5 miles), Fairfield's Primary School and Nursery (0.5 miles), Goffs Academy (1 mile) and many more all within a short walk or drive away. In addition to the above Allwood Road also benefits from having easy access to the A10 and M25, offering easy commute links into London and the surrounding areas. For public transport links there are local bus stops just a stones throw away offering routes in both directions, along with Cuffley Train Station and Cheshunt Station both being under 2 miles away offering direct lines into London.

The property comprises of bright and spacious lounge, kitchen/diner that has rear access to the garden. The first floor of the property includes two double bedrooms and a third single bedroom, family bathroom. The exterior of the property offers a rear garden with rear access and a front driveway for up to three cars.

Offers In Excess Of  
£400 000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **FREEHOLD**
- **QUITE CUL-DE-SAC**
- **CLOSE TO POPULAR SCHOOLS**
- **IDEAL FAMILY HOME**

- **CHAIN FREE**
- **DRIVEWAY FOR UP TO THREE CARS**
- **SOUGHT AFTER WEST CHESHUNT AREA**
- **EASY ACCESS TO A10 AND M25**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**

#### **Lounge / Diner 17'6 x 14'7 (5.33m x 4.45m)**

Double glazed bay window to front, tiled floor, single radiator, power points.

#### **Kitchen 10'4 x 14'7 (3.15m x 4.45m)**

Double glazed window to rear, single door to rear leading to lean to, tiled floor, tiled splash backs, range of wall and base units, space for cooker, gas hob, integrated extractor fan, plumbed for washing machine and dishwasher, power points.

#### **Bedroom One 14'3 x 8 (4.34m x 2.44m)**

Double glazed window to front, single radiator, laminate flooring, built in wardrobe, power points.

#### **Bedroom Two 14'3 x 8 (4.34m x 2.44m)**

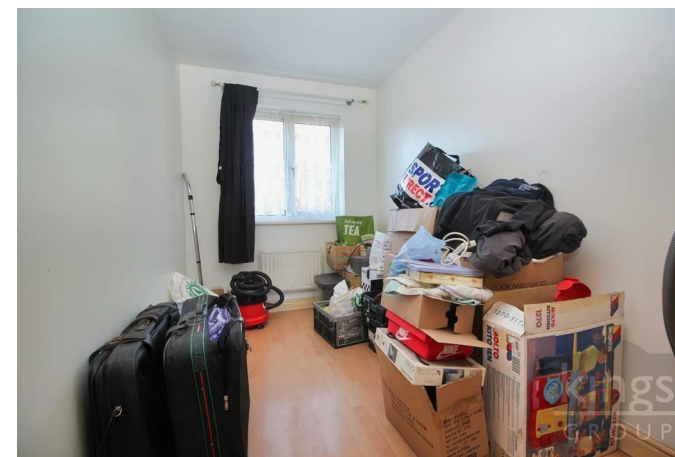
Double glazed window to rear, single radiator, laminate flooring, power points.

#### **Bedroom Three 10'9 x 6'5 (3.28m x 1.96m)**

Double glazed window to rear, single radiator, laminate flooring, power points.

#### **Bathroom**

Double glazed opaque window to front, panel enclosed bath with shower attached, low level WC, hand wash basing with vanity unit, single radiator, part tiled walls and lino flooring.

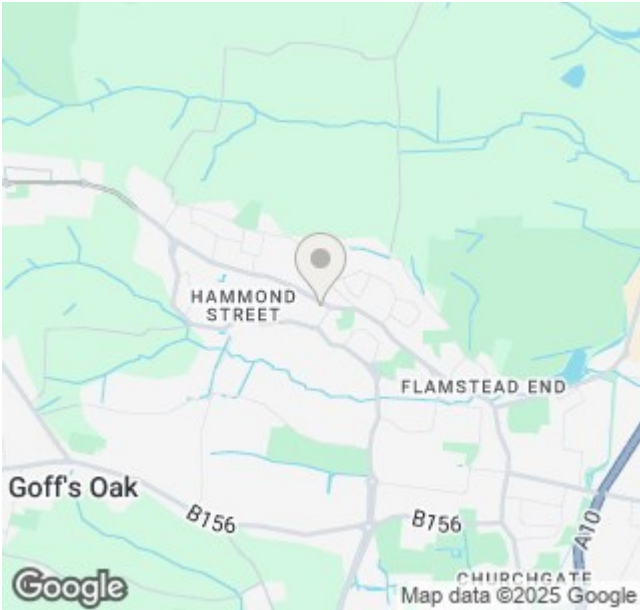






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div>85</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<div>71</div>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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