



Upper Shott, EN7 6DR
Waltham Cross





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Kings Group Cheshunt, are delighted to present this LARGE AND BEAUTIFUL FOUR BEDROOM SEMI DETACHED HOUSE, located in the sought after WEST CHESHUNT AREA.

This spacious home is an ideal purchase for any family looking for ready to move into home, in one of the areas most sought after developments, that also offers amazing links to local amenities and transport links. One of the huge benefits Upper Shott has to offer is the close proximity to some of the areas most popular schools such as Flamstead End School (0.5 miles), Goffs Academy (1.07 miles), Fairfield's Primary School and Nursery (0.49 miles) and many more all within a short walk/drive away. The properties location also offers a new owner easy links to both the A10 and M25 with both roads being accessible in under 10 minutes, offering an easy commute into London and the local and surrounding areas. Public transport links are also very accessible with there being 5 local bus routes all under 0.2 miles from the property and with Cheshunt, Theobalds and Cuffley station all being under 2 miles away.

The ground floor of the property comprises of a welcoming entrance hall, downstairs WC, large lounge and an open plan kitchen/diner. On the first floor you will find three double bedrooms with a shower room in the second bedroom and a larger than average fourth bedroom along with the family bathroom. The property also comes with a large front driveway for up to 4 cars and an integral garage with additional parking for two cars which did have planning permission granted (now expired) to be converted into a habitable space which offers the potential to increase the size of the lounge and kitchen/dining area or to create a third living space downstairs. There is also a beautiful rear garden which is hardly overlooked and offers a fantastic private space for having friends and family over.

£600,000



- **FOUR BEDROOM SEMI DETACHED HOME**
- **IMMACULATE CONDITION**
- **DRIVEWAY FOR UP TO 4 CARS**
- **OPEN PLAN KITCHEN/DINER**
- **EASY ACCESS TO 10 AND M25**

Lounge 14'9 x 13 (4.50m x 3.96m)

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

Kitchen / Diner 13'3 x 19'2 (4.04m x 5.84m)

Double glazed window to rear, Double glazed patio doors to rear leading to garden, laminate flooring, single radiator, range of wall and base units, kitchen area has tiled walls, integrated cooker, electric hob, chimney style extractor fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine and dishwasher, power points.

Downstairs WC

Double glazed opaque window to front, tiled flooring, part tiled walls. low level WC, hand wash basin

Bedroom One 13'1 x 12 (3.99m x 3.66m)

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

Bedroom Two 9'2 x 18'6 (2.79m x 5.64m)

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

Bedroom Two Shower Room 5'3 x 5 (1.60m x 1.52m)

Walk in shower cubicle, hand wash basing with vanity unit, tiled walls and lino floor.

Bedroom Three 14'5 x 7'7 (4.39m x 2.31m)

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

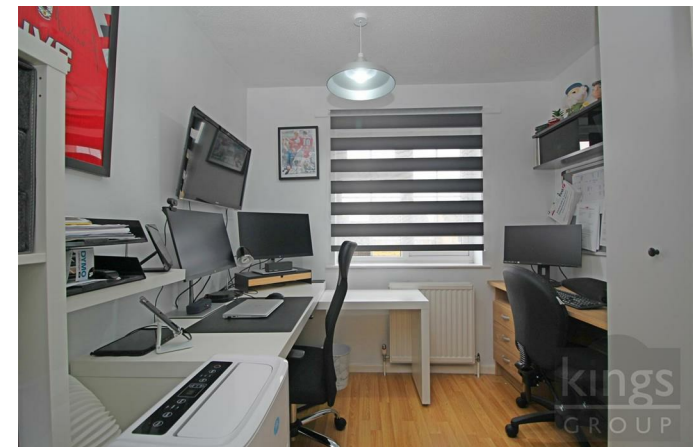
Bedroom Four 9 x 8'2 (2.74m x 2.49m)

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

Bathroom 7'2 x 6'7 (2.18m x 2.01m)

- **FREEHOLD**
- **FOUR LARGE BEDROOMS**
- **POTENTIAL TO EXTEND AND COVNERT GARAGE STPP**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO CHESHUNT THEOBALDS ANS CUFFLEY STATION**

Double glazed opaque window to rear, panel enclosed bath with shower attached, low level WC, hand wash basing with vanity unit, heated towel rail, tiled walls and floor.





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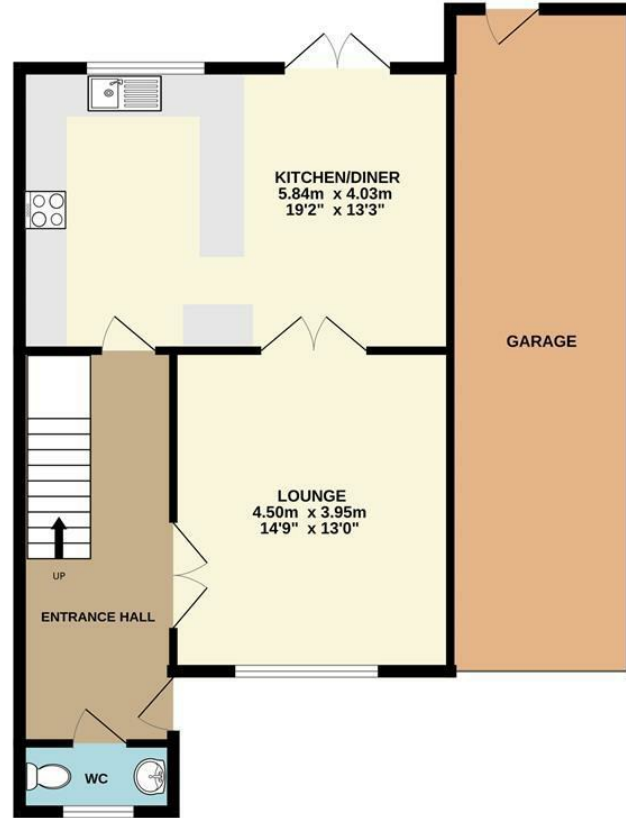
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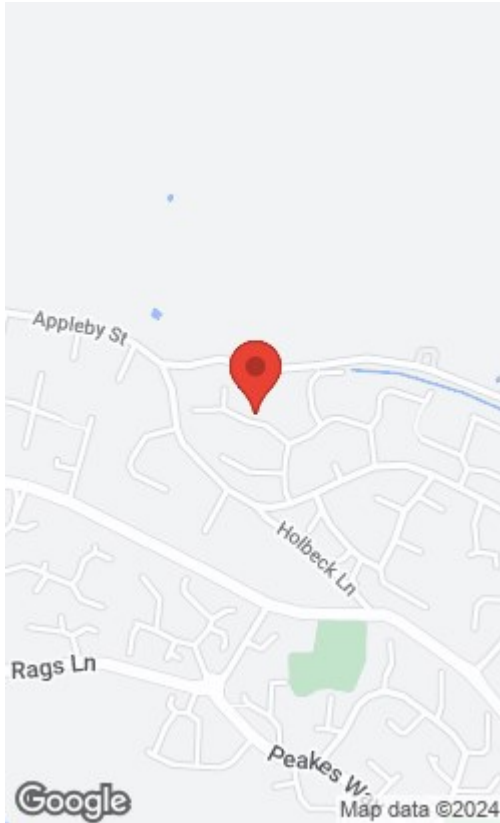
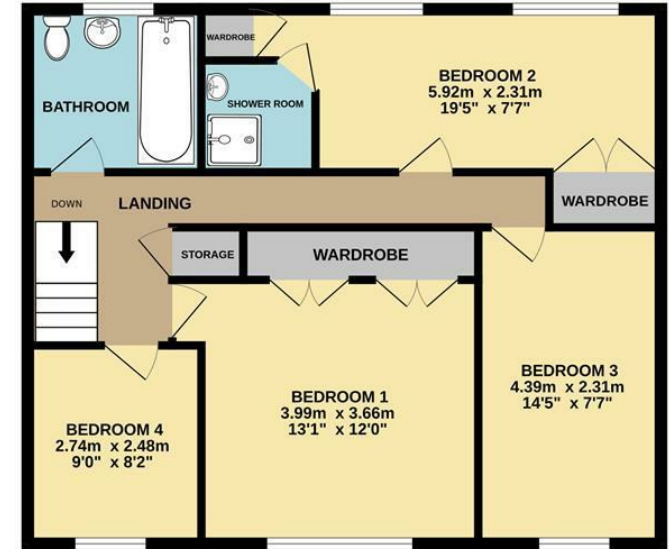
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO 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		
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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