



Faverolle Green, EN8 0UJ  
Waltham Cross







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# Faverolle Green, EN8 0UJ

Kings Group - Cheshunt are delighted to offer this RECENTLY REFURBISHED THREE-BEDROOM SEMI-DETACHED HOUSE.

This spacious and well-presented family home is the perfect purchase for a first-time buyer or a growing family as this property profits from being surrounded by all the local amenities and transport links a property needs such as Cheshunt Station (0.8 miles), Brookfield Shopping Centre (0.3 miles), Pure Gym (0.3 miles), Cheshunt Park and Golf Centre (0.8 miles), Lea Valley (1.2 miles) and access to A10 and M25 within 5 minutes these are just a few of the many advantages this property has to offer with many more local shops and amenities being nearby. Faverolle Green also profits from being near some of Cheshunt's most sought-after primary and secondary schools such as Churchfield CofE Academy (0.49 miles), Flamstead End School (0.79 miles), Longlands Primary School and Nursery (0.89 miles), Goffs Academy (1 mile) and many more all within a short walk or drive away.

The accommodation comprises of porch entrance, spacious lounge, open plan kitchen/diner, downstairs WC. On the first floor, you will find two double sized bedrooms along with a third single room and a family bathroom. Externally the property offers a front drive and rear garden and a garage to side. The property also has potential to be extended to the side (STPP) with neighbouring properties already extending theirs.

Offers In Excess Of £485,000





- **THREE BEDROOM SEMI DETACHED HOUSE**
- **READY TO MOVE INTO**
- **SPACIOUS BEDROOMS**
- **POTENTIAL TO BE EXTENDED TO LOFT AND SIDE**
- **CLOSE TO CHESHUNT STATION**

- **FREEHOLD**
- **DRIVEWAY AND GARAGE**
- **BRAND NEW KITCHEN**
- **WALKING DISTANCE TO BROOKFIELD SHOPPING CENTRE**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

**Lounge 15'7 x 11'5 (4.75m x 3.48m)**

Triple glazed window to front, carpeted, single radiator, power points, under stairs storage cupboard.

**Kitchen 12'9 x 14'6 (3.89m x 4.42m)**

Triple glazed window to rear, Triple glazed sliding doors to rear leading to conservatory, laminate flooring, single radiator, brand new fully fitted wren kitchen with integrated cooker, gas hob, integrated washing machine and dishwasher, space for fridge/freezer, power points.

**Conservatory 10 x 8 (3.05m x 2.44m)**

Double glazed sliding doors to rear, double glazed windows to side, carpet, single radiator, power points.

**Downstairs WC**

Low level WC, hand wash basin, lino flooring.

**Bedroom One 15'5 x 8'4 (4.70m x 2.54m)**

Triple glazed window to front, carpet, single radiator, built in storage, power points.

**Bedroom Two 11'2 x 8'4 (3.40m x 2.54m)**

Triple glazed window to rear, laminate, single radiator, built in storage, power points.

**Bedroom Three 10'5 x 5'9 (3.18m x 1.75m)**

Triple glazed window to front, carpet, single radiator, power points.

**Bathroom 6'8 x 8'2 (2.03m x 2.49m)**

Triple glazed opaque window to rear, tiled floor, tiled walls, panel enclosed bath with shower attached, walk in shower cubicle, low level WC, hand wash basin, single radiator.





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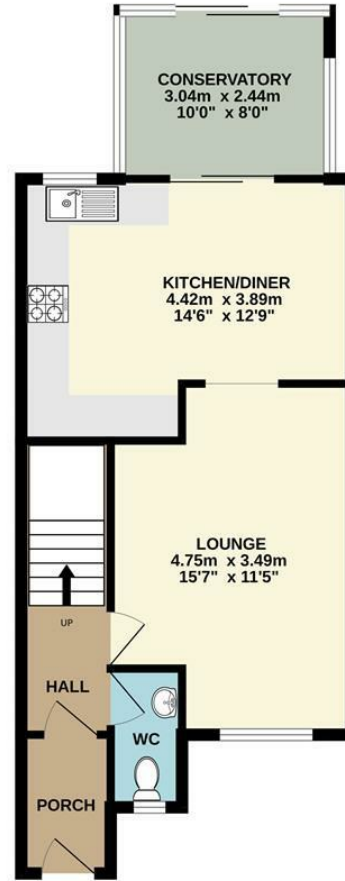




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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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