



Albury Ride, EN8 8XE
Waltham Cross

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Albury Ride, EN8 8XE

Kings Group are proud to offer this RARE TO MARKET, CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE with a UNIQUE and rare to find 350ft SOUTH FACING REAR GARDEN.

MUST SEE PROPERTY !!!

This stunning property is a must see and has the potential to be a forever home for any family. Albury Ride is a beautiful 1930's style house that offers a HUGE and hard to find rear garden that is incomparable to most properties. This chain free property is ideal for any family looking for that forever home that is surrounded by everything a property needs for day to day life and for future growth. Albury Ride benefits from being located within walking distance to all the local amenities and transport links a property requires, this includes links such as Cheshunt and Theobalds Station and with access to the A10 and M25 being under 5 minutes commuting to London and the surrounding areas is very easy. With The Old Pond being just a short walk away there is a wide choice of local high street shops, banks, restaurants, supermarkets and many other variety of shops to choose from along with the Laura Trott Leisure Centre and Cheshunt Community Hospital. Albury Ride is also in the catchment area for some of Cheshunt most sought after and popular school such as Goffs Academy, Goffs Academy Churchgate, Burleigh Primary School, Millbrook School, Dewhurst Primary School and many more all within walking distance.

The property comprises of a welcoming entrance hall, downstairs office room which is currently being used as a fourth bedroom, large open plan lounge/diner with a beautiful bay window to front, extended kitchen to the rear of the house and a downstairs WC. On the first floor you will find a large master bedroom again benefitting from an amazing bay window, large second bedroom and the third single sized bedroom along with the family bathroom. Externally the property offers a front driveway for up to 3 cars with scope to create more spaces, single garage, and a 350ft rear garden.

£650,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **RARE TO MARKET**
- **MASSIVE POTENTIAL TO EXTEND (STPP)**
- **SOUGHT AFTER LOCATION**
- **NEAR POPULAR SCHOOLS**

Entrance Hall 14'7 x 6'6 (4.45m x 1.98m)

Opaque window to side, carpeted, single radiator, stairs to first floor landing, under stairs storage cupboard with gas and electric metres, power points.

Lounge / Diner 26'5 x 12'7 (8.05m x 3.84m)

Bay window to front, carpeted, double radiator, gas fireplace, double doors to rear leading to kitchen, power points.

Office / Ground Floor Bedroom Four 9 x 8'1 (2.74m x 2.46m)

Window to side, carpeted, single radiator, under stairs storage cupboard, power points.

Kitchen 10'5 x 14'8 (3.18m x 4.47m)

Window to rear, double doors to rear leading to garden, laminate flooring, range of wall and base units, space for fridge/freezer, plumbed for washing machine and dishwasher, sink and drainer unit, electric oven and hob, integrated extractor fan, tiled splash backs, power points.

WC 5'3 x 2'7 (1.60m x 0.79m)

Opaque window to side, laminate flooring, tiled splash backs, low level WC, hand wash basin.

Bedroom One 14 x 11'7 (4.27m x 3.53m)

Bay window to front, single radiator, carpeted, fitted wardrobe, power points.

Bedroom Two 12'2 x 11'7 (3.71m x 3.53m)

Window to rear, single radiator, carpeted, power points.

Bedroom Three 7'8 x 7 (2.34m x 2.13m)

Window to front, single radiator, carpeted, power points.

- **CHAIN FREE**
- **APPROX 350FT SOUTH FACING REAR GARDEN**
- **FOREVER HOME**
- **CLOSE TO CHESHUNT AND THEOBALDS STATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Bathroom 7'9 x 7 (2.36m x 2.13m)

Opaque window to rear and side, single radiator, carpeted, panel enclosed bath with shower attachment, low level WC, hand wash basin, airing cupboard, tiled walls.

Garden 350 (106.68m)

Approx 350ft garden, side access, mainly laid to lawn, patio area

Garage 21'6 x 8'8 (6.55m x 2.64m)

Double doors to front, single door to side, power points.







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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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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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