



Rags Lane, EN7 6TF  
Waltham Cross





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## Rags Lane, EN7 6TF

Kings Group Cheshunt are delighted to offer this TWO BEDROOM TERRACED 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 Foresters Close 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 the family bathroom. The exterior of the property offers a rear garden with rear access.

£375,000



- TWO BEDROOM TERRACED HOUSE
- OFF STREET PARKING
- GAS CENTRAL HEATING
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- WEST CHESHUNT AREA
- ENTRANCE PORCH
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO POPULAR SCHOOLS

**Lounge 11'10 x 15'6 (3.61m x 4.72m)**

UPVC double glazed window to front and rear, carpeted, single radiator, under stairs storage cupboard, power points.

**Kitchen 11'10 x 9'1 (3.61m x 2.77m)**

UPVC double glazed window to front and rear, UPVC double glazed patio door to rear leading to garden, tiled floor, range of wall and base units, tiled splash backs, integrated electric oven and gas hob, chimney style fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine and tumble dryer, power points.

**Bedroom One 11'10 x 9'1 (3.61m x 2.77m)**

UPVC double glazed window to rear, carpeted, single radiator, fitted wardrobe, power points.

**Bedroom Two 11'10 x 7'2 (3.61m x 2.18m)**

UPVC double glazed window to rear, carpeted, single radiator, power points.

**Bathroom 8'10 x 4'7 (2.69m x 1.40m)**

UPVC double glazed opaque window to rear, tiled floor, tiled walls, single radiator, panel enclosed bath, electric shower, pedestal hand wash basin, low level WC, storage cupboards.





WHITE HART LANE 101

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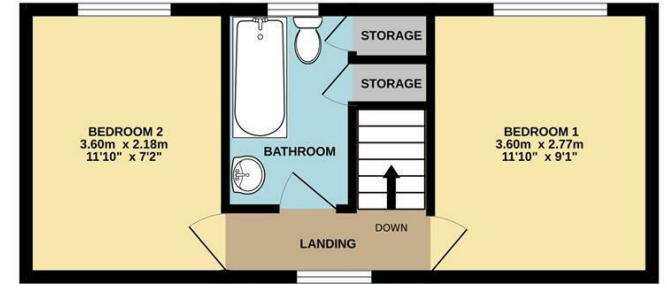
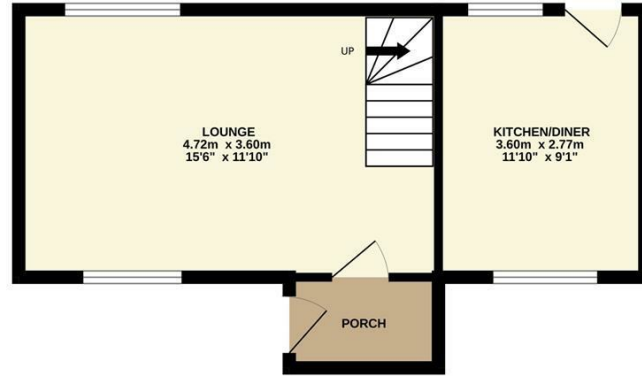


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
28.7 sq.m. (309 sq.ft.) approx.

1ST FLOOR  
28.7 sq.m. (309 sq.ft.) approx.



TOTAL FLOOR AREA : 57.4 sq.m. (618 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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