



Rushleigh Avenue, EN8 8PP
Waltham Cross





Rushleigh Avenue, EN8 8PP

Kings Group - Cheshunt are delighted to offer this RARELY AVAILABLE ** CHAIN FREE
** TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW which is located on THE GRANGE ESTATE

This property is the ideal purchase for a residential buyer looking for a bright and spacious family home that has the added benefit of being located near everything a property needs to grow in potential. It also offers great links to everything needed for day-to-day life. One major benefit the property has to offer is the access it has to transport links such as Cheshunt Station being just 0.7 miles away and with access to the A10 and M25 in under 5 minutes commuting to London and the surrounding areas is very easy. The property also offers local shops and amenities very close by with the Old Pond being 0.2 miles away there is a wide choice of supermarkets, high street shops and restaurants on offer. With Laura Trott Leisure Centre and Cheshunt Community Hospital close by, leaving you everything you need for day-to-day life right on your doorstep. Rushleigh Avenue is also very close to some of the area's most sought after schools such as Goff's Churchgate Academy (0.4 miles), Goff's Academy (1 mile), Dewhurst Primary (0.6 miles), Millbrook School (0.7 miles) and many more just walking distance away.

The accommodation comprises of a spacious lounge, modern kitchen, two double bedrooms and bathroom. There are the added benefits of an approximate 50ft well maintained rear garden, large garage with driveway for three vehicles. In order to avoid disappointment call us today to arrange a viewing.

Offers In Excess Of £500,000



- TWO BEDROOM LINK DETACHED BUNGALOW
- FREEHOLD
- LARGE GARAGE
- INTERNALLY SPACIOUS
- EASY ACCESS TO A10 AND M25

- CHAIN FREE
- DRIVEWAY
- CONSERVATORY
- CLOSE TO LOCAL SHOPS AND AMENITIES
- WALKING DISTANCE TO CHESHUNT STATION

Entrance Hall

Lounge 16'0" x 11'3" (4.88 x 3.43)

Kitchen 10'2" x 8'11" (3.12 x 2.74)

Bedroom One 10'11" x 10'11" (3.35 x 3.35)

Bedroom Two 11'3" x 9'4" (3.43 x 2.87)

Shower Room 7'10" x 7'1" (2.39 x 2.18)

Conservatory 21'9" x 8'0" (6.63 x 2.44)

Lead To 29'0" x 3'2" (8.84 x 0.99)

Garage 25'11" x 8'0" (7.92 x 2.44)





kings
GROUP

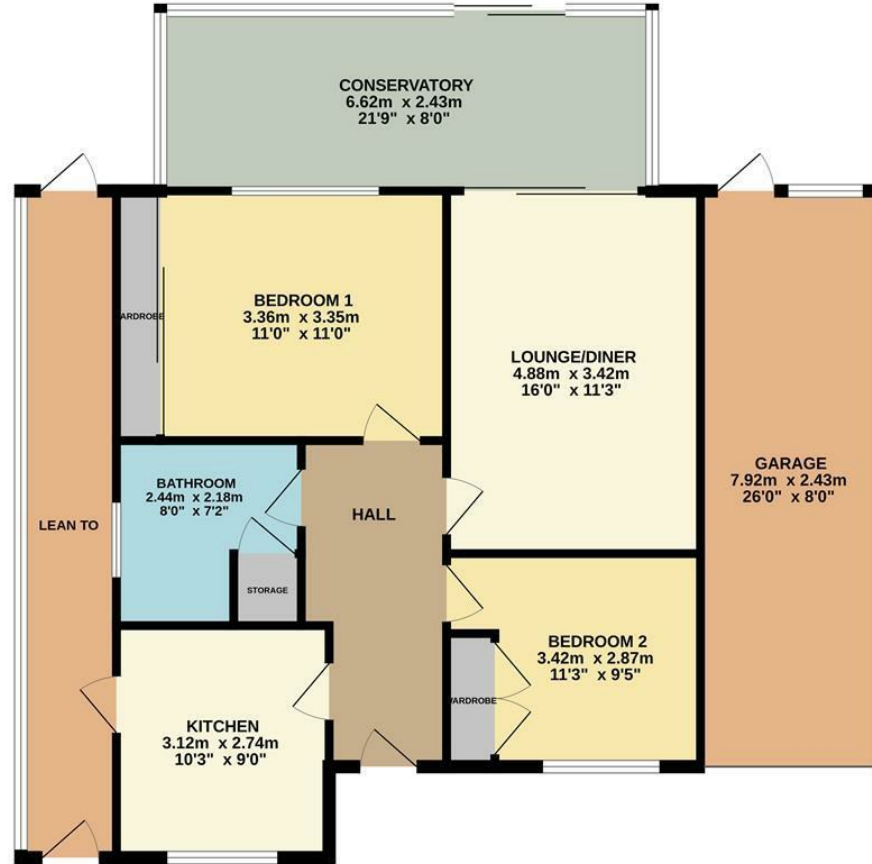


kings
GROUP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A		87	
(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	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
106.6 sq.m. (1147 sq.ft.) approx.



TOTAL FLOOR AREA : 106.6 sq.m. (1147 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.
Made with Metropix ©2024

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.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net

