



**9b Downfield Road, Cheshunt**  
**£260,000 Leasehold**





# 9b Downfield Road, Cheshunt

9 Lynton Parade, Turners Hill,  
Cheshunt, Hertfordshire, EN8 8LF

01992 635735  
[www.kings-group.net](http://www.kings-group.net)

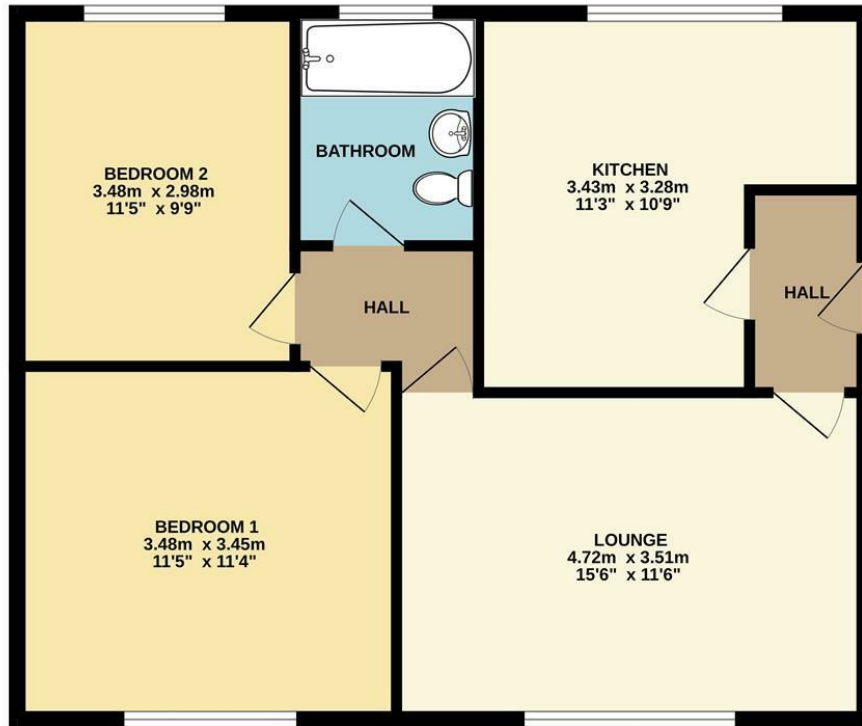
Primary School (0.6 miles), Goffs Churchgate Academy (1 mile) and many more just walking distance away.

The accommodation comprises of a lounge, fitted kitchen, TWO GOOD SIZED BEDROOMS and a THREE PIECE BATHROOM SUITE. The property benefits from having GAS CENTRAL HEATING (untested) and DOUBLE GLAZED WINDOWS. In our opinion this property would make an IDEAL FIRST TIME PURCHASE OR INVESTMENT PROPERTY.

Kings Group - Cheshunt are pleased to offer this CHAIN FREE TWO BEDROOM PURPOSE BUILT FLAT, BEING SOLD WITH A BRAND NEW EXTENDED LEASE !!!

This spacious property is the ideal purchase for any first time buyer looking to get their first home or any buy to let investor looking to make a great return on their investment as this property is in prime location with all the surrounding amenities a property needs to grow in value and suit day to day life needs. One major benefit this property offers is that commuting to London and the surrounding areas is very easy with both the A10 and M25 being accessible in under 10 minutes and with having both Cheshunt Station (0.6 miles) and Theobalds Station (0.6 miles) a short walk away there are great links to use for commuting. With the Old Pond being under a 5 minute walk away local shops, restaurants and other amenities are just a stone throw away such as Tesco, pharmacies, Cheshunt Community Hospital, Laura Trott Leisure Centre and many more. Downfield Road also gains from being located near some of the areas most popular Primary and Secondary Schools such as Downfield Primary School (0.1 miles), Millbrook School (0.7 miles), Trinity Lane

# GROUND 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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