



Abbey Road, EN8 7LQ
Waltham Cross





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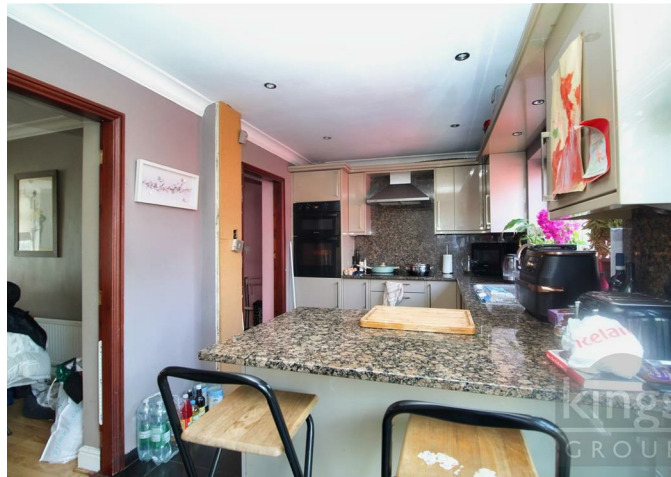
Abbey Road, EN8 7LQ

Kings Group Cheshunt are delighted to offer this WELL MAINTAINED AND SPACIOUS THREE BEDROOM TERRACED HOUSE, located in the ever popular Waltham Cross Area.

This bright and spacious home is a fantastic buy for any residential buyer looking for a family home surrounded by all the local commute links and amenities that a property needs to suit day to day life. Abbey Road benefits from being just 0.2 miles away from Waltham Cross Station which offers a direct line into London Liverpool Street, alternatively Theobalds Train Station is also under half a mile away providing a second option for commuting into London. Local shops are also close by with Waltham Cross Town Centre being a short walk away there is a wide range of supermarkets, banks, restaurants and other high street shops to choose from. In addition to the above Abbey Road offers a fantastic choice of local schools with some of the areas most popular schools being a short walk or drive away any family with kids would have no problems trying to find a suitable School. For those who need to commute via car, this property is very close to the M25 and A10 which provides another easily accessible link for commuting into London and the local and surrounding areas.

The property comprises of a welcoming entrance hall with stairs to the first floor landing, open plan lounge/diner with a beautiful bay window to front, separate kitchen to rear and a downstairs shower room. On the first floor you will find three spacious bedrooms and a family bathroom. Externally the property offers a easily maintainable rear garden. Internal viewings are highly recommended as this is a property not to miss out on, to avoid missing out please get in touch on 01992 635 735 to arrange a viewing and get further info.

£465,000



- THREE BEDROOM TERRACED HOUSE
- EXTENDED TO REAR
- UTILITY ROOM
- EASY ACCESS TO A10 AND M25
- CLOSE TO LOCAL SHOPS AND AMENITIES

- FREEHOLD
- DOWNSTAIRS SHOWER AND WC
- SPACIOUS BEDROOMS
- WALKING DISTANCE TO WALTHAM CROSS STATION
- CLOSE TO POPULAR SCHOOLS





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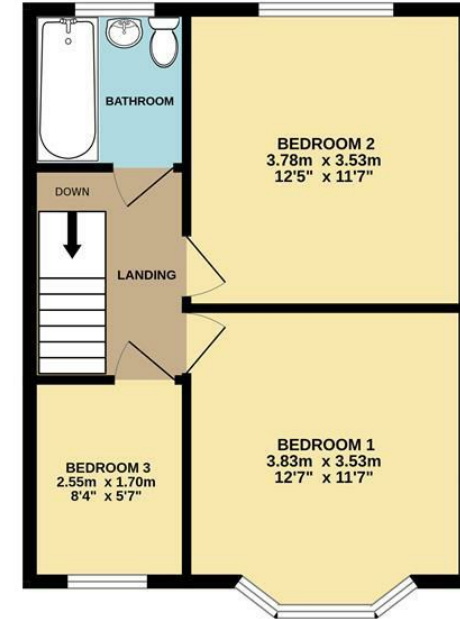
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	61		
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

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

