



Warham Close, EN8 9FJ
Waltham Cross





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Warham Close, EN8 9FJ

Kings Group Cheshunt are delighted to offer this RARE TO MARKET THREE bedroom SEMI DETACHED house located in one of the areas most SOUGHT AFTER developments.

This property is an ideal purchase for any residential buyers looking for the perfect family home that is in turn key condition and is an ideal and property to move into straight away. Along with Warham Close being in fantastic condition, the property is also in a fantastic location and is surrounded by amazing links to local amenities and transport links. One of the benefits on offer with this family home is the close proximity to some of the areas most sought after schools such as Flamstead End School (0.76 miles), Arlesdene Nursery School and Pre-School (0.56 miles), Goffs Academy (0.23 miles) and with many more all within walking distance. Another advantage Warham Close has is having both Cheshunt Station and Theobalds Station being under 5 minuets away with both stations offering direct links into London in under 30 minuets, making this ideal for anyone that need to commute into London. In addition to the above the property is also conveniently located within easy reach of the A10 / M25 both of which offer good road links to the surrounding areas, as well as being conveniently positioned for local shops and amenities at Brookfield Shopping Centre.

This property comprises of a ground floor created up by a welcoming entrance hall, large lounge, utility room, downstairs WC and fully fitted modern kitchen / diner. The second floor offers a modern family bathroom, three large bedrooms with an EN-suite to the master bedroom. The external of the property includes a spacious rear garden, front driveway for one car and a garage.

Internal viewings are highly recommend, this is not one to miss out on !!

£575,000



- THREE BEDROOM SEMI DEATCHED HOUSE
- IMMACULATE CONDITION
- SPACIOUS LOUNGE
- DRIVEWAY AND GARAGE
- WALKING DISTANCE TO SOUGHT AFTER SCHOOLS

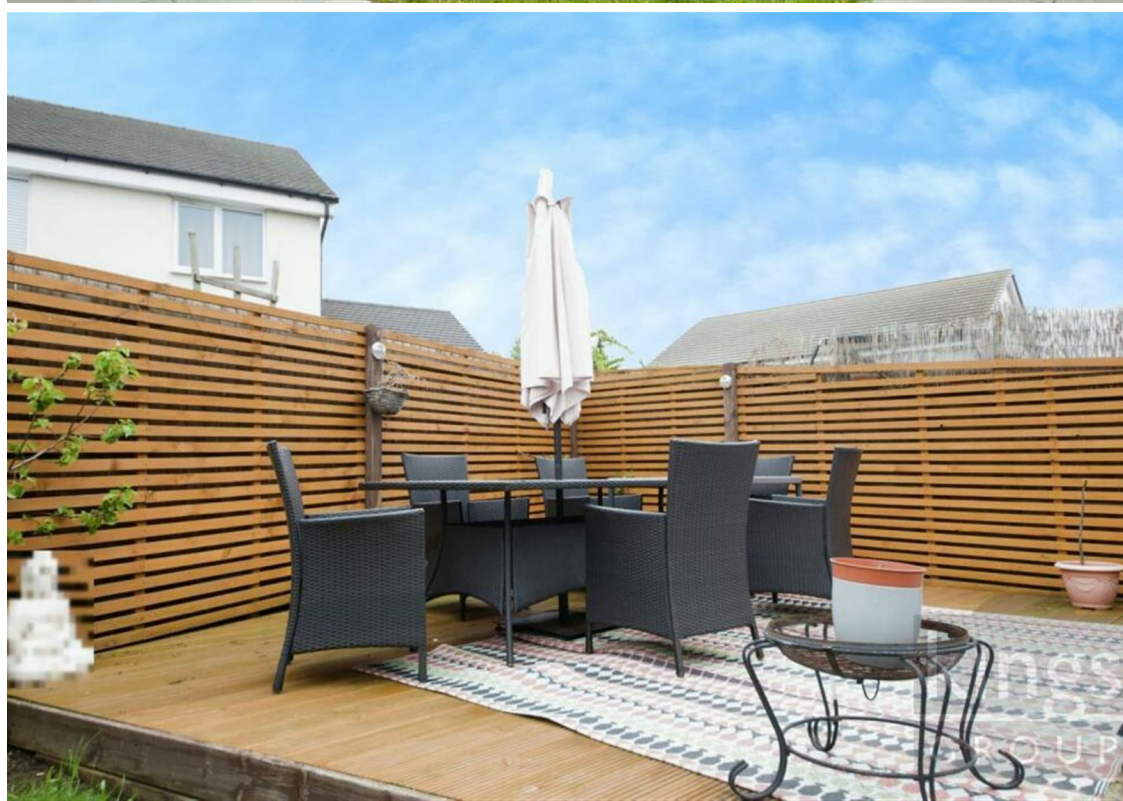
- FREEHOLD
- IDEAL FAMILY HOME
- MODERN KITCHEN
- CLOSE TO CHESHUNT STATION
- EASY ACCESS TO A10 AND M25







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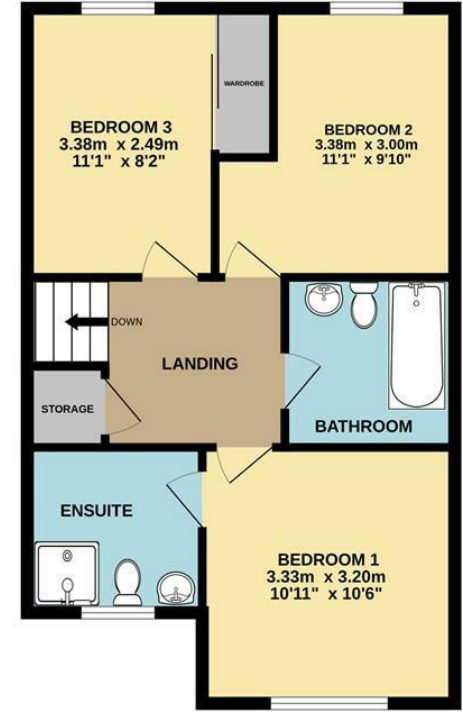
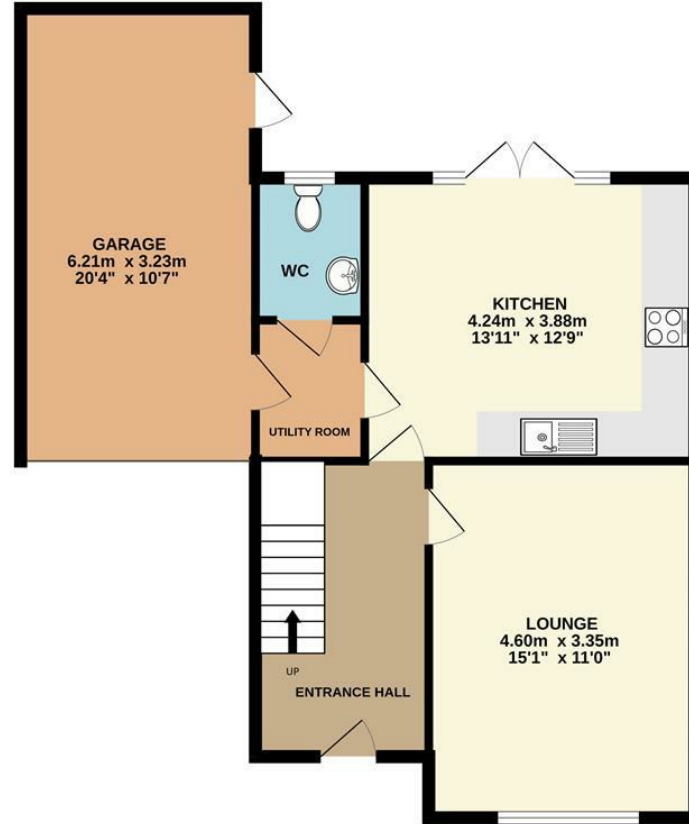


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(13-18) F			
(1-12) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(29-54) E			
(13-18) F			
(1-12) 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.

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

T: 01992 635735

E:

www.kings-group.net

