



Hampden Crescent, EN7 5AX
Waltham Cross





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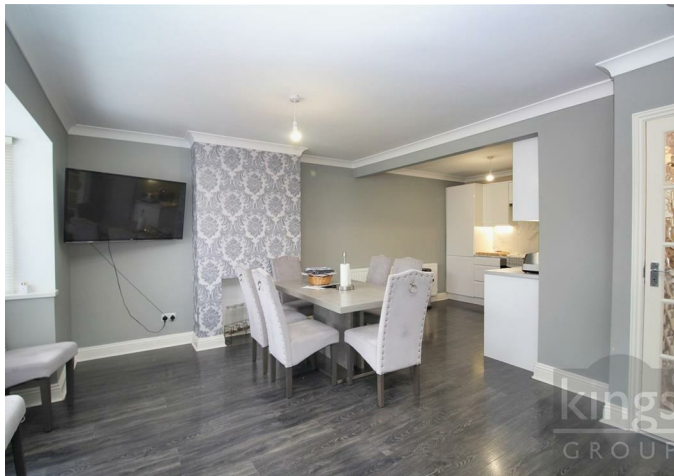
Kings Group Cheshunt are delighted to offer this EXTENDED CHAIN FREE FOUR BEDROOM SEMI DETACHED HOUSE LOCATED IN THE SOUGHT AFTER WEST CHESHUNT AREA AND WITH A 100+FT REAR GARDEN.

This spacious home is the ideal purchase for any residential buyer looking to up size into an extended property that offers everything a new home needs for day to day life and future growth. With the property having a double storey rear and side extension along with a single floor rear extension the property offers a huge space internally, making ideal for any growing family. Hampden Crescent also benefits from being near some of the areas most popular primary and secondary school such as Bonneygrove Primary School (0.4 miles), Dewhurst Primary (0.4 miles), Goffs Academy (0.8 miles), Goffs Churchgate Academy (0.4 miles) and with many more all within walking distance there is a wide choice of popular schools to choose from. Commuting to London and the surrounding areas from the property is also very easy with the A10 and M25 both being accessible in under 5 minutes and with Cheshunt Station being just 1.3 miles away and a regular bus service. Local shops and amenities are also close by with Brookfield Shopping Centre being less then a 10 minute drive away.

The property comprises of a ground floor created up by, a large kitchen / diner, two separate reception rooms, utility room and downstairs shower room. On the first floor the property offers Three double sized bedrooms and a larger then average single sized bedroom and the family bathroom. Externally the property has a RARE TO FIND 100+FT LANDSCAPED REAR GARDEN which includes a decking area with a sunken hot tub and a sheltered BBQ area and shed. To the front of the property there is a driveway for up to 2 cars and an abundance of on street parking available.

We highly recommend on not missing our on the property to book an appointment please get in touch ASAP.

£600,000



- FOUR BEDROOM SEMI DETACHED HOUSE
- EXTENDED
- WEST CHESHUNT AREA
- INTERNALLY SPACIOUS
- EASY ACCESS TO A10 AND M25

- CHAIN FREE
- 100+ FT LANDSCAPED REAR GARDEN WITH HOT TUB INCLUDED
- IDEAL FAMILY HOME
- CLOSE TO SOUGHT AFTER SCHOOLS
- CLOSE TO CHESHUNT STATION





Hotpoint

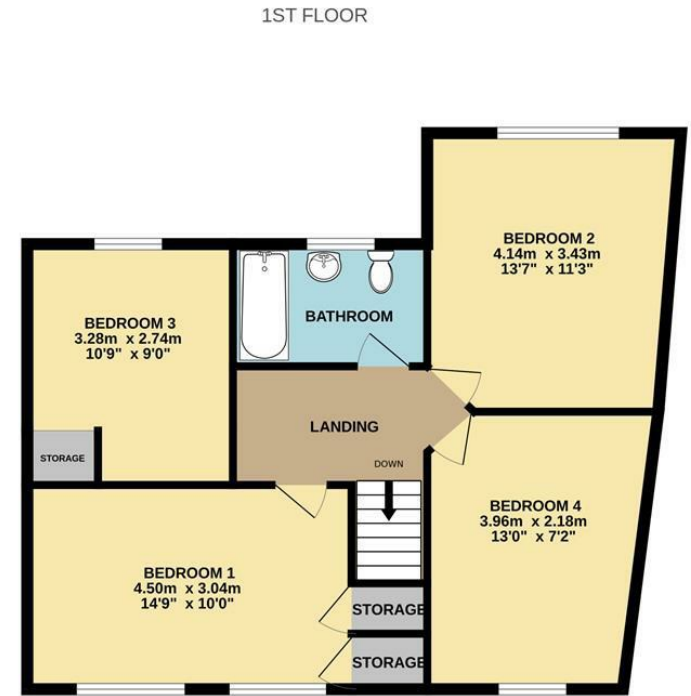
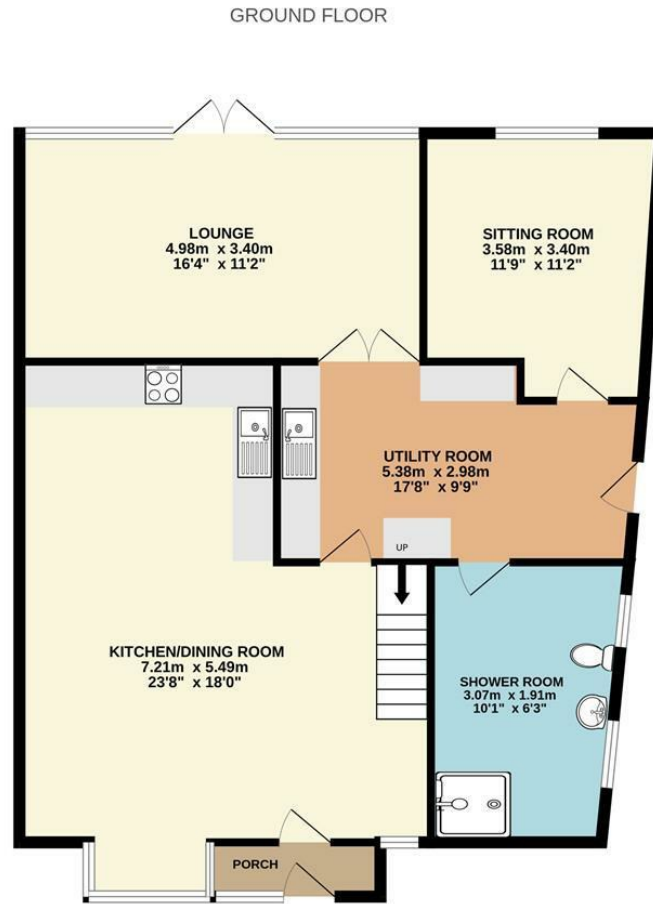
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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

