



Willowdene, EN8 0XD  
Waltham Cross





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GROUP

# Willowdene, EN8 0XD

Kings Group - Cheshunt are delighted to offer this TOW BEDROOM SEMI DETACHEDHOUSE LOCATED IN A VERY SOUGHT AFTER AREA OF CHESHUNT.

This property is the ideal purchase for any first time buyer looking to get onto the property ladder with a fantastic first home with huge potential. The property offers a new owner a wide range of benefits such as having easy access to the A10 and M25 with both main roads being accessible in under 10 minutes offering great links to London and the surrounding areas, there is also the bonus of having local bus stops just a stones throw away and Cheshunt Station just a short drive away. Willowdene also benefits from being surrounded by some of the areas most popular and sought after schools such as Churchfield Primary (0.3 miles), Millbrook School (1.2 miles), Hertford Regional College (0.8 miles), Goffs Churchgate Academy (1.8 miles) and many more all within a short drive or walking distance. Local shops are also never far away with Brookfield Shopping Centre being just 1 mile away offering a wide range of supermarkets and retail shops to choose from and with high street shops also being a short walk away everything a new owner will ever need is just a short trip away.

The accommodation comprises of spacious lounge/diner, kitchen, two double sized bedrooms and family bathroom, private rear garden, driveway to front and garage to side. The property has huge potential (STPP) with the property being semi detached and having space on the side a new owner has the potential to extend the first floor above the garage and convert that garage into a liveable space and create a beautiful open plan kitchen / diner without taking any space from the garden this is all subject to planning permission but the scope and space is there to explore the opportunity.

To avoid missing out please contact us on 01992 635 735 to arrange a viewing.

£400,000



- TWO BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY AND GARAGE
- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO BROOKFIELD SHOPPING CENTRE

- FREEHOLD
- POTENTIAL TO EXTENDED (STPP)
- PRIVATE AND NON OVERLOOKED REAR GARDEN
- CLOSE TO POPULAR SCHOOLS
- WALKING DISTANCE TO CHESHUNT STATION







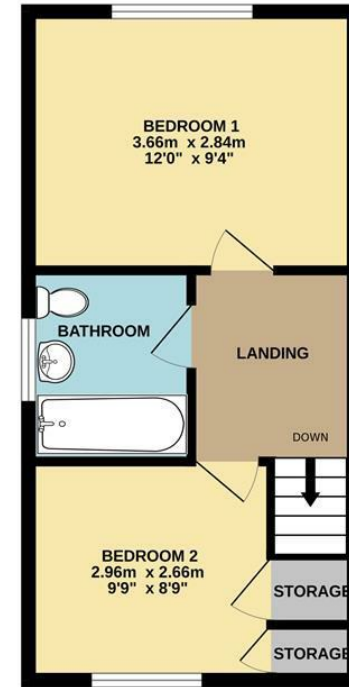
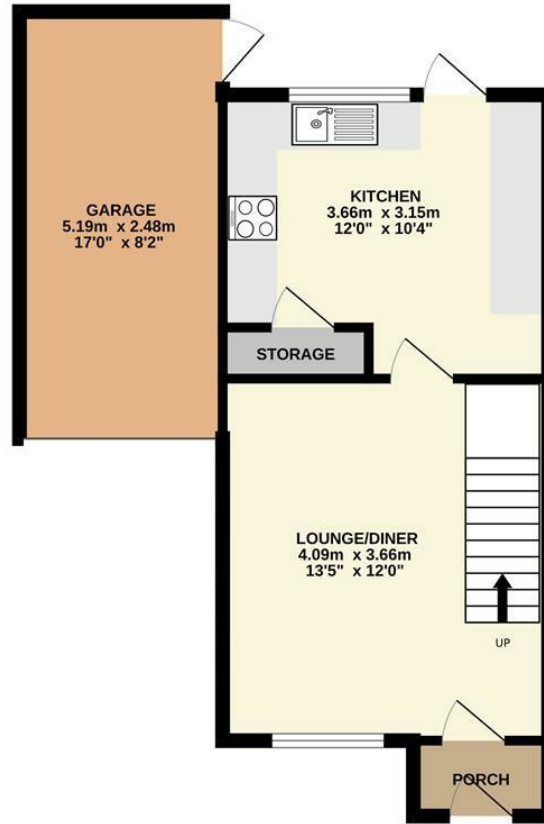
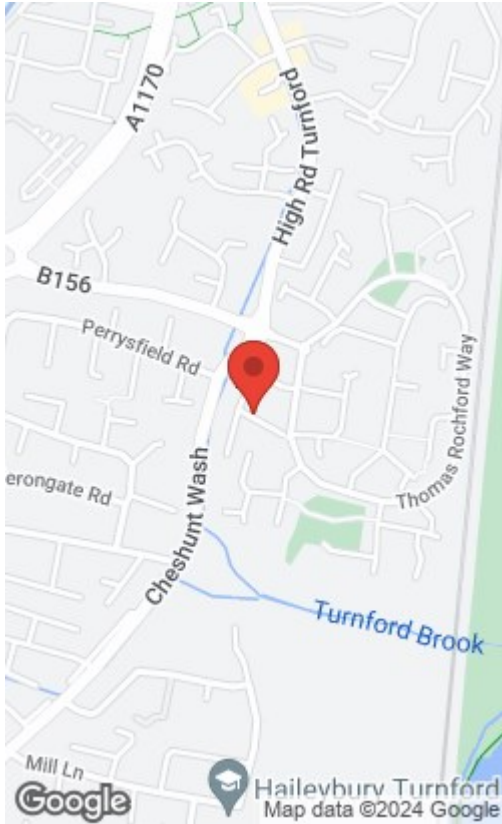


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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