



Cuffley Hill, EN7 5EU  
Waltham Cross





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# Cuffley Hill, EN7 5EU

Kings Group - Cheshunt are delighted to offer this SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY LOCATED IN A VERY SOUGHT AFTER LOCATION.

This spacious and well maintained house is a the perfect purchase any residential buyer looking to for a beautiful family home that is surrounded by everything a home needs for day to day life and future growth. The property has a lot to offer a new home owner with it being surrounded by some of the areas most popular schools such as Cuffley School (1.2 miles), Goffs Oak Primary (0.6 miles), Goffs Academy (1.5 miles) and many more all within walking distance. The property also offers the benefit of having a Station very close by with Cuffley Station being just a 10 minute walk away and with regular bus routes also close by commuting via public transport is very easy along with great access to the A10 and M25 traveling in and out of London and the surrounding areas is never difficult. Local shops and amenities are also very close by with high street shops being just 0.8 miles away.

The accommodation comprises of two reception rooms, dining room, modern kitchen, utility room downstairs bathroom. On the first floor you will find two large bedrooms and single sized third bedroom. Extra features such as a large front driveway and rear garden, UPVC double glazed throughout, gas central heating throughout. This is a must see property to arrange an appointment please give us a call on 01992 635 735.

£465,000



- THREE BEDROOM SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- CLOSE TO POPULAR SCHOOLS
- UTILITY ROOM
- CLOSE TO CUFFLEY STATION

- DRIVEWAY
- SOUGHT AFTER LOCATION
- FOUR PIECE BATHROOM SUITE
- EASY ACCESS TO A10 AND M25
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES





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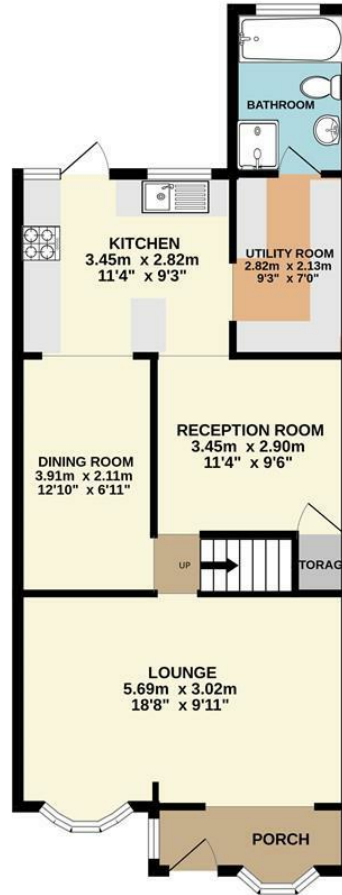


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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

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