



Markwick Avenue, EN8 9FP  
Waltham Cross





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# Markwick Avenue, EN8 9FP

Kings Group are delighted to offer this BEAUTIFUL CHAIN FREE, THREE BEDROOM LINK DETACHED HOUSE which is located within one of the areas most SOUGHT AFTER PRIVATE DEVELOPMENTS.

This property is an ideal purchase for anyone looking for a ready to move into home which has everything to offer !. Markwick Avenue is within easy reach of good transport links with the A10 / M25 being accessible in under 5 minutes. In addition both Cheshunt Station and Theobalds Station are under 1 mile away offering a direct line into London. The property is also surrounded by some of the areas most popular schools such as Goffs Academy, Arlesdene Nursery School and Pre-School, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away. Local shops and amenities are also close by with Brookfield Farm Shopping Centre being just a short drive away.

The accommodation is in SHOW HOME CONDITION and comprises of open plan lounge, fully INTEGRATED KITCHEN/DINER, downstairs WC. On the first floor you will find two double bedrooms with EN-SUITE to BEDROOM ONE and a spacious third bedroom along with the family bathroom. Externally the property offers a driveway, garage to side and a spacious rear garden. Internal viewing is recommended - call us today to book an appointment today

£550,000



- THREE BEDROOM LINK DETACHED HOUSE
- EN-SUITE TO MASTER BEDROOM
- CHAIN FREE
- BRIGHT AND SPACIOUS THROUGHOUT
- CLOSE TO CHESHUNT STATION

- FREEHOLD
- DRIVEWAY AND GARAGE
- IDEAL PURCHASE FOR ANY RESIDENTIAL BUYER
- ONE OF CHESHUNT MOST SOUGHT AFTER RECENT DEVELOPMENTS
- WALKING DISTANCE TO POPULAR SCHOOLS







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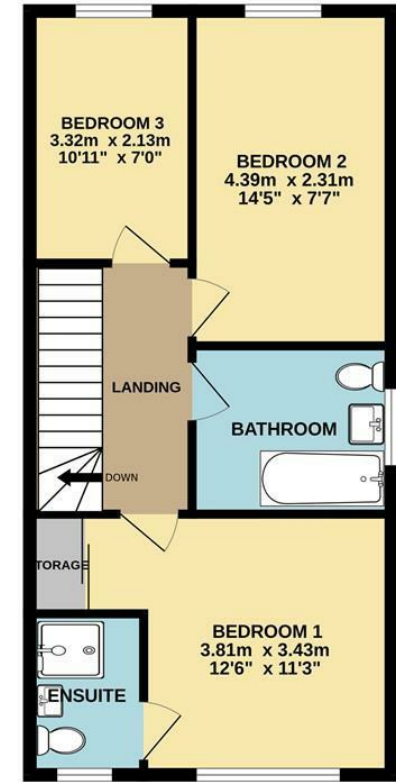
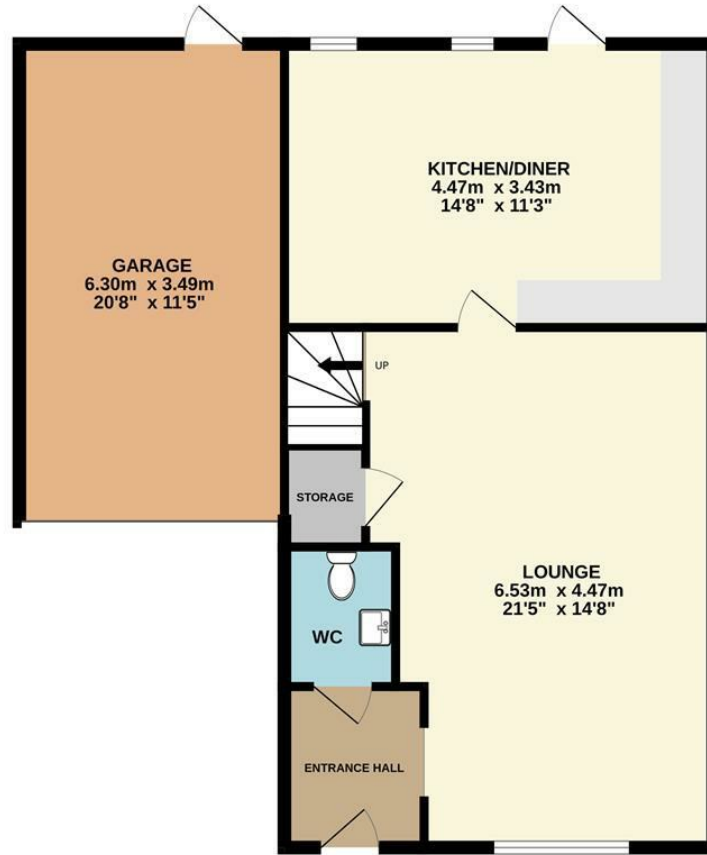
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	89

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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