



Franklin Avenue, EN7 5EA
West Cheshunt





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Kings Group - Cheshunt are pleased to offer this beautifully presented THREE BEDROOM TERRACED HOUSE which is located in the ever popular WEST CHESHUNT within easy reach of the A10 / M25 and other good transport links. The property falls within the catchment areas of some of Cheshunt's most sought after schools including Bonneygrove Primary and Dewhurst St Mary's Primary schools. The accommodation comprises lounge, fitted kitchen, conservatory, three bedrooms and family bathroom. There is the added benefits of a double garage to the rear of the property and off street parking at the front for two vehicles. Internal viewing is recommended - call us today to book an appointment.

Kings Group are pleased to offer this beautifully presented THREE BEDROOM TERRACED HOUSE which is located in the ever popular WEST CHESHUNT AREA.

This family home is an ideal purchase for any buyer looking for a property that offers everything a home needs for day to day life. The property benefits from being within an easy reach of both the A10 / M25 and other good transport links. Franklin Avenue also falls within the catchment areas of some of Cheshunt's most sought after schools including Bonneygrove Primary, Dewhurst St Mary's Primary schools, Goffs Academy and many more all just a short walk or drive away. Local shops and amenities are also close by with Brookfield Shopping Centre being a short drive away. In addition to the above the property is also within a 1 mile distance to both Cheshunt and Theobalds Stations with both stations offering a direct line into London.

The accommodation comprises of a porch entrance, lounge, large kitchen/diner and downstairs bathroom. on the first floor the property offers three bedrooms two of which are large doubles and the third is a larger than average single room. Externally you will find a

£429,995



- THREE BEDROOM TERRACED HOUSE
- DRIVEWAY
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS KITCHEN / DINER
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- DOUBLE GARAGE
- LARGER MASTER BEDROOM
- CLOSE TO POPULAR AND SOUGHT AFTER SCHOOLS
- CLOSE TO BROOKFIELD SHOPPING CENTRE







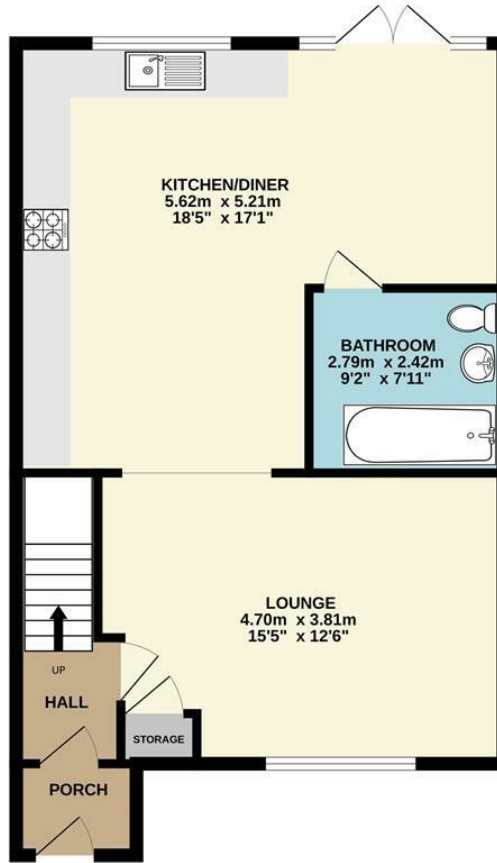
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [92 plus] A	
[81-91] B		[81-91] B	
[69-80] 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

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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