



Raglan Ave, EN8 8DD
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this BEAUTIFUL CHAIN FREE THREE BEDROOM END OF TERRACED HOUSE LOCATED IN THE POPULAR WALTHAM CROSS AREA.

This family home is an ideal Investment or First time purchase due to its fantastic location and positioning the property benefits from being near some of the most sought after schools in the area such as Hurst Drive Primary School (0.2 miles), Four Swans Primary School (1.1 mile), Lea Valley Academy (1 mile), St Marys Secondary School (1.8 miles) and many more the property also benefits from having easy accessibility to the A10 and M25 allowing you to travel to London and the surrounding areas very easily. With the property being located in Waltham cross is its perfectly situated near the Waltham cross pavilion shopping centre (0.8 miles) making it very close to the local supermarkets and shops. There is also the bonus of being near great public transport links such as Waltham Cross bus depo, Waltham cross Station (0.9 miles) and Theobald's Grove Station (0.8 miles). Due to all the above information we really do believe this well located and very spacious property is an ideal purchase for any buyer.

The accommodation comprises of a entrance hall, front lounge with bay window, separate reception room, open plan kitchen diner, downstairs shower room, two double sized bedrooms and a single sized third bedroom along with a three piece bathroom suite. Externally the property offers and a landscaped rear garden with an additional garden space to the rear of the fenced off garden area, Which can be made back into one large garden or used as a separate parcel of land for a separate dwelling (STPP). To the front of the property you have a driveway for up to two cars and with the added bonus of the potential to be extended (STPP). Internal viewings are highly recommended please contact us on 01992 635 735 to avoid missing out on this fantastic property.

£535,000



- THREE BEDROOM END OF TERRACED HOUSE

- FREEHOLD

- EXTENDED

- INTERNALLY SPACIOUS

- CLOSE TO WALTHAM CROSS AND THEOBALDS GROVE STATION

- CHAIN FREE

- RECENTLY RENOVATED

- IMPRESSIVE KITCHEN / DINER

- LANDSCAPED REAR GARDEN WITH SEPERATE GARDEN BEHIND

- CLOSE TO POPULAR SCHOOLS





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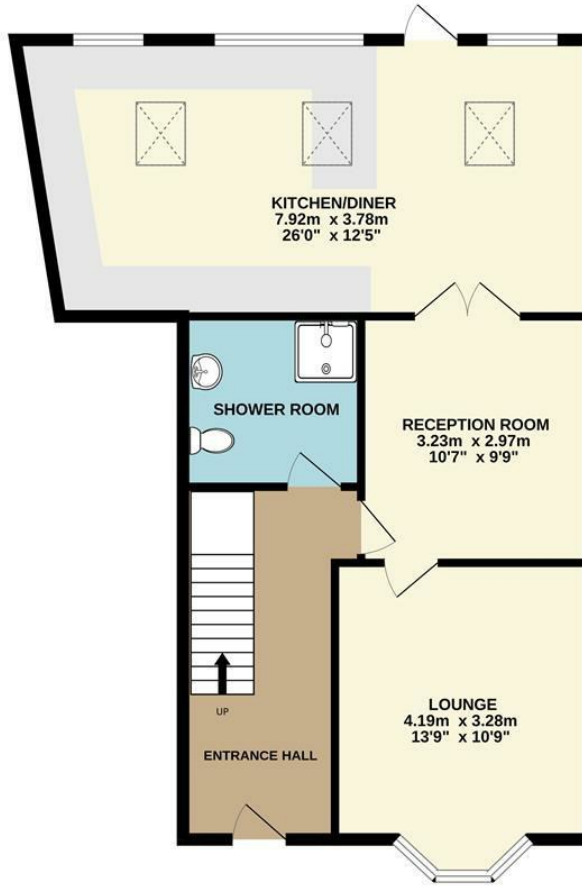
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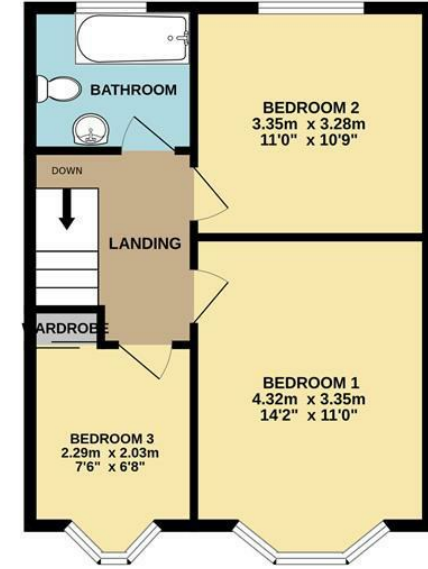
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs [92 plus] A | | Very environmentally friendly - lower CO ₂ emissions [92 plus]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