



Elm Drive, EN8 0RX
Cheshunt





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Kings Group -Cheshunt are delighted to offer this CHAIN FREE, THREE-BEDROOM SEMI-DETACHED HOUSE, WITHIN WALKING DISTANCE OF CHESHUNT STATION.

This family home is the ideal purchase for any first-time buyer or a growing family looking to upsize into a spacious property, with the added bonus of being surrounded by amazing transport links and local amenities. One of the benefits this property has to offer is the access it provides to the A10 and M25 with both roads being accessible in under 10 minutes, offering great road links for travelling around the surrounding areas and London. Cheshunt Station is also just 0.6 miles away, offering a direct line into London Liverpool Street in under 40 minutes. Local shops and amenities are also very close by with the Old Pond being just a 15-minute walk away. There is a wide range of supermarkets, retail shops, off licenses, restaurants and banks all very close by, and with Laura Trott Leisure Centre being just 0.6 miles and Cheshunt Community Hospital being 0.7 miles away, the property is truly within walking distance to everything a property needs to be near to. This property also has the advantage of being surrounded by some of the area's most popular primary and secondary schools such as Brookland Junior School (0.19 miles), Haileybury Turnford (0.19 miles), Millbrook School (0.6 miles), Churchfield Primary School (1 mile), Goffs Academy (1.5 miles), and many more all within walking distance.

The property comprises of a ground floor created up by a porch entrance which includes the downstairs WC, large open plan lounge/diner and kitchen. One the first floor the property has two large double bedrooms and a larger than average third bedroom along with the family bathroom and separate WC. Externally the property offers a single garage and driveway along with rear and front gardens. Internal viewings are highly recommended to arrange an appointment please get in touch ASAP.

£439,995



- THREE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY AND GARAGE
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING
- CLOSE TO POPULAT SCHOOLS

- CHAIN FREE
- FANTASTIC LOCATION
- SPACIOUS BEDROOMS
- POTENTIAL TO EXTENED (STPP)
- WALKING DISTANCE TO CHESHUNT STATION





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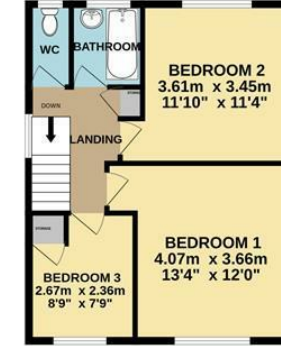


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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