



Hillside Crescent, EN8 8PW
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this CHAIN FREE, THREE BEDROOM END OF TERRACE HOUSE LOCATED IN ONE OF CHESHUNT'S MOST SOUGHT AFTER ROADS.

This fantastic property is an ideal purchase for any residential or first-time buyer looking for a spacious family home that's ready to move into. The property is located in a very sought after area of Cheshunt. 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 Downfield Primary (0.5 miles), Millbrook School (0.6 miles), Burleigh Primary School (0.7 miles), Goffs Churchgate (0.9 mile) and Goffs Academy (1.3 miles). The property also benefits from having easy accessibility to the A10 and M25 allowing you to travel to London and the surrounding areas effortlessly. With the property being in the heart of Cheshunt it is perfectly situated near the Old Pond making it very close to the local supermarkets, high street shops and amenities such as Laura Trott Leisure Centre, Cheshunt Community Hospital and The Lea Valley. There is also the extra bonus of being near great public transport links with Cheshunt Station being 0.8 miles away and Theobald's Grove Station 0.5 miles away and local bus stops a stone's throw from the property.

The accommodation comprises of a ground floor made up of a large lounge, open plan kitchen/diner and conservatory. On the second floor you find two double bedrooms, one larger than average single room and family bathroom. The property also boasts a front driveway for two cars and a garage at the rear of the property, a maintainable rear garden with side and rear access, UPVC double glazed windows throughout and gas central heating. In our opinion we highly recommend internal viewings on this fantastic property to arrange an appointment please contact us on 01992 635 735.

£500,000



- THREE BEDROOM END OF TERRACED HOUSE
- FREEHOLD
- DRIVEWAY AND GARAGE
- SOUGHT AFTER ROAD
- CLOSE TO LOCAL SHOPS AND AMENITIES

Lounge 14'11 x 12'3 (4.55m x 3.73m)

Double glazed bay window to front, carpet, single radiator, gas fireplace, power points.

Dining Room 11'9 x 18'3 (3.58m x 5.56m)

Double glazed single door to rear leading to conservatory, carpet, single radiator, gas fireplace, power points.

Kitchen 9 x 12'2 (2.74m x 3.71m)

Double glazed window to rear, double glazed single door to side leading to conservatory, tiled floor, range of wall and base units, splash backs, integrated gas cooker, gas hob, integrated extractor fan, sink and drainer unit, integrated fridge-freezer, plumbed for washing machine, integrated dishwasher, power points.

Conservatory 8'9 x 8'7 (2.67m x 2.62m)

Double glazed window to rear, double doors to rear leading to garden, single door to front leading to side access, tiled floor, power points.

Bedroom One 13'7 x 11'4 (4.14m x 3.45m)

Double glazed bay window to front, carpet, single radiator, fitted wardrobes, power points.

Bedroom Two 12'5 x 11'4 (3.78m x 3.45m)

Double glazed window to rear, carpet, single radiator, fitted wardrobes, power points.

Bedroom Three 10 x 6'8 (3.05m x 2.03m)

Double glazed bay window to front, carpet, single radiator, power points.

Bathroom 6'8 x 6'8 (2.03m x 2.03m)

Double glazed opaque window to rear, tiled floor, single radiator, panel enclosed bath with shower attachment,

- CHAIN FREE
- EXTENDED
- CONSERVATORY
- NEAR SOUGHT AFTER SCHOOLS
- WALKING DISTANCE TO CHESHUNT STATION

additional power shower, pedestal hand wash basin, low level WC, part tiled walls.





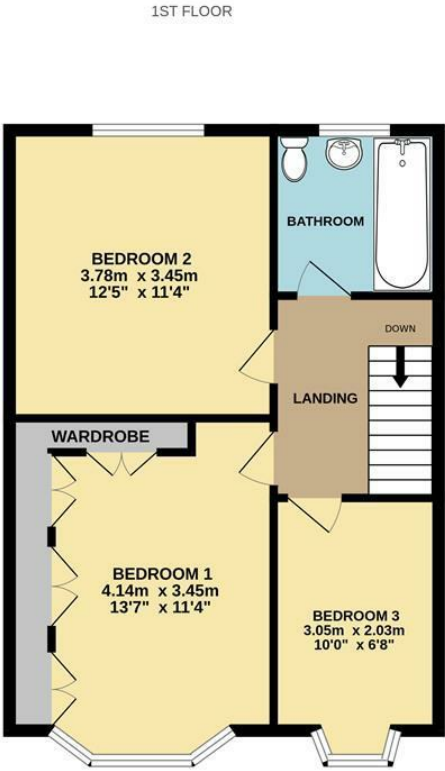
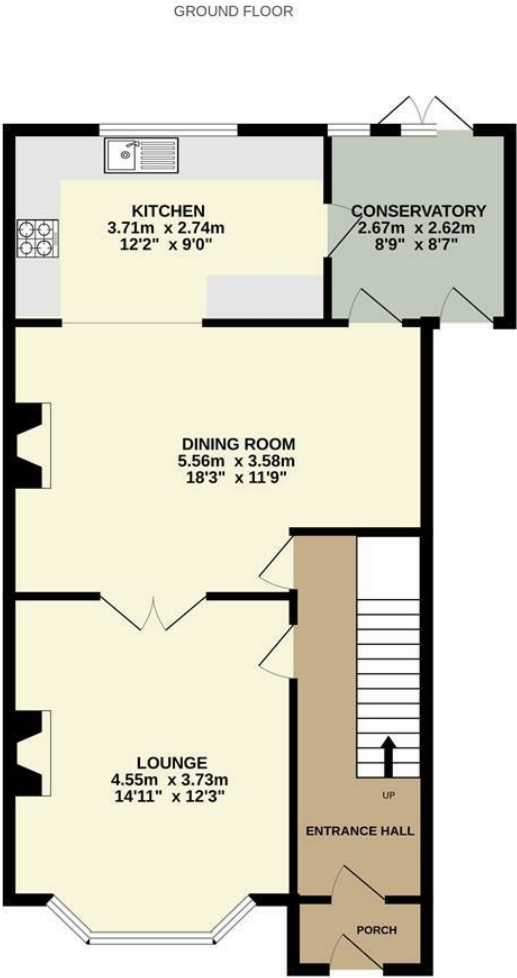
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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	



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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