



Barrow Lane, EN7 5LR  
Waltham Cross





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# Barrow Lane, EN7 5LR

Kings Group - Cheshunt are delighted to offer this SPACIOUS THREE BEDROOM SEMI DETACHED BUNGALOW, LOCATED IN VERY SOUGHT AFTER PART OF THE WEST CHESHUNT AREA.

This property is the ideal purchase for any first time buyer looking to get onto the property ladder or a residential buyer looking to up size as this family home offers everything a buyer will look for, with the property offering a huge space internally and being located in one of the areas most sought after locations. Barrow Lane benefits from being near some of the areas most popular primary and secondary school such as Bonneygrove Primary School (0.5 miles), Dewhurst Primary (1.1 miles), Goffs Academy (0.8 miles), Goffs Churchgate Academy (1 mile) and with many more all within walking distance there is a wide choice of popular schools to choose from. Commuting to London and the surrounding areas from the property is also very easy with the A10 and M25 both being accessible in under 5 minutes and with Cheshunt Station being just 1.5 miles away and regular bus routes just a short walk away both public transport and main roads are very close by providing good transport links. The property also has local shops and amenities close by with Brookfield Shopping Centre just a short drive away there is a wide choice of local supermarkets and retail shops to choose from.

The accommodation comprises of a ground floor created up by an entrance hall, spacious open plan lounge and dining room, large kitchen, Bedroom and downstairs bathroom. On the first floor the property offers another two spacious bedrooms and another family bathroom. Externally the property has a low maintenance rear garden with side access and a front driveway for up to two cars. We highly recommend internal viewings on the fantastic home so to arrange a viewing please contact.

£524,000



- THREE BEDROOM SEMI DETACHED BUNGALOW
- FREEHOLD
- DRIVEWAY
- INTERNALLY SPACIOUS
- EASY ACCESS TO A10 AND M25

- CHAIN FREE
- SOUGHT AFTER WEST CHESHUNT AREA
- LOW MAINTENANCE REAR GARDEN
- LARGE LOUNGE
- CLOSE TO LOCAL SHOPS AND AMENITIES





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## Barrow Lane

Approximate Gross Internal Floor Area : 111.70 sq m / 1202.32 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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