



Brookfield Lane East, EN8 0PT
Waltham Cross





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Brookfield Lane East, EN8 0PT

Kings Group are delighted to offer this CHAIN FREE, THREE BEDROOM TERRACED HOUSE, SITUATED IN PRIME LOCATION.

This spacious property is an ideal purchase for any first time buyer or buy to let investor looking for a quick and easy purchase. This well presented property needs very little work and offers many benefits with the property being located in a very sought after area. One of the benefits this property has to offer is the access it offers to the A10 and M25 with both roads being accessible in under 10 minutes offering great links to for commuting to London and the surrounding areas and with local bus stops just a 5 minute walk away and Cheshunt Station being just 1.2 miles away there is also great public transport links on offer. The property also benefits from being located just a stone's throw from Brookfield Shopping Center which offers a wide choice of supermarkets and retail shops to choose from. Brookfield Lane East also gains from being very close to some of the areas most popular primary and secondary schools such as Churchfield Primary (0.4 miles), Millbrook School (0.9 miles), Goffs Academy (1.6 miles), Goffs Churchgate Academy (1.4 miles) and many more all within a short walk or drive away

The accommodation comprises of porch entrance leading to the hallway, lounge, open plan kitchen/diner. The first floor offers three spacious bedrooms with two being double sized bedroom and the third bedroom being a larger than average single bedroom. On the first floor you will also dine the modern and beautiful shower room and separate WC. Externally the property offers a front driveway for two cars and a low maintenance rear garden with side access. We highly recommended internal viewings so to arrange an appointment please contact us on 01992 635 735.

£440,000



- **THREE BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **SIDE ACCESS**
- **READY TO MOVE INTO**
- **EASY ACCESS TO A10 AND M25**

- **CHAIN FREE**
- **DRIVEWAY FOR TWO CARS**
- **THREE SPACIOUS BEDROOMS**
- **WALKING DISTANCE TO CHESHUNT STATION**
- **CLOSE TO POPULAR SCHOOLS**





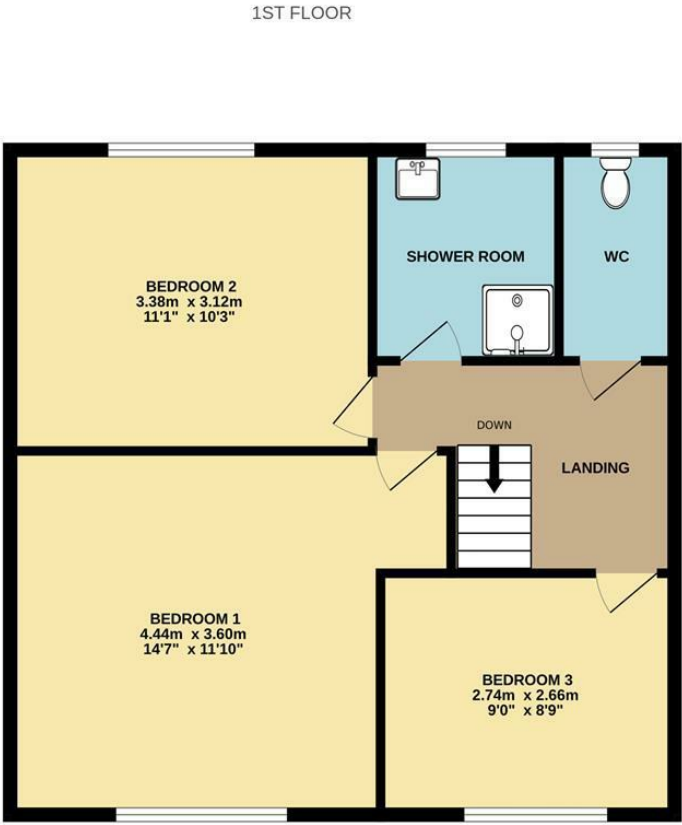
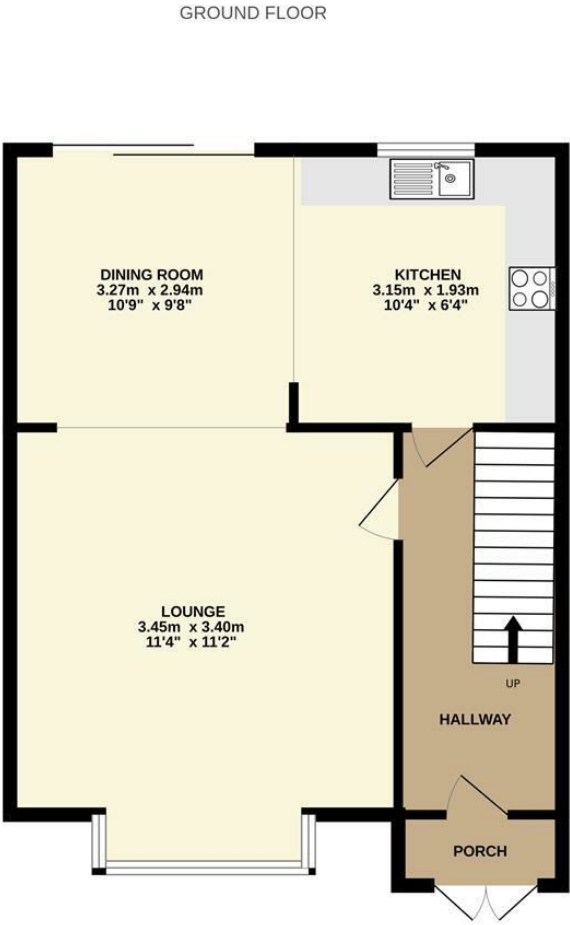
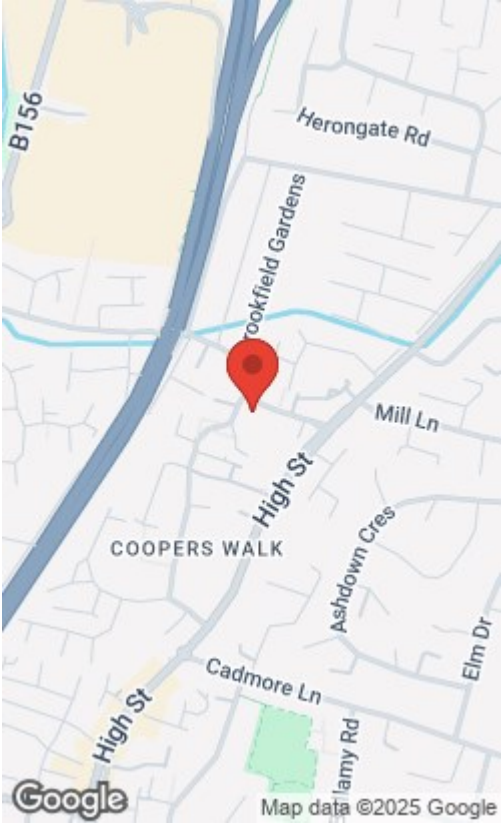
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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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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