



Hollybush Way, EN7  
6EP  
Waltham Cross







kings  
GROUP



# Hollybush Way, EN7 6EP

Kings Group Cheshunt are delighted to offer this BEAUTIFULLY PRESENTED CHAIN FREE TWO BEDROOM TERRACED HOUSE LOATED IN THE EVER POPULAR WEST CHESHUNT AREA!.

This property is a fantastic purchase for any first time buyer looking to get onto the property ladder. Hollybush Way offers a fantastic start on a property journey with this family home being located in WEST CHESHUNT, it offers amazing links to everything a home needs to day to day life and for future growth. One of the amazing links on offer is the close proximity to some of the areas most popular schools such as Flamstead End School (0.32 miles), Goffs Academy (0.37 miles), St Paul's Catholic Primary School (0.44 miles) and many more all within a short walk or drive away. The property also benefits from having a short commute to both the A10 and M25 with both roads being accessible in under 10 minuets offering an easy access in and out of London and the surrounding areas. Brookfield Shopping centre is also close by offering a wide range of supermarkets, retail shops and gyms. For more info on the properties amazing location please see the Key Facts for Buyers Link Below.

The property comprises of a porch entrance, spacious lounge, modern kitchen / diner, two double bedrooms with fitted wardrobes in both bedrooms room and a family bathroom. Externally there is a front driveway and a low maintenance rear garden with rear access. Internal viewings are highly recommended, please call to arrange an appointment.

£360,000





- TWO BEDROOM TERRACED HOUSE
- CHAIN FREE
- IDEAL FOR FIRST TIME BUYERS
- REAR GARDEN WITH REAR ACCESS
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- DRIVEWAY
- TWO DOUBLE SIZED BEDROOMS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO SOUGHT AFTER SCHOOLS

#### **Lounge 12'5 x 11'9 (3.78m x 3.58m)**

Double glazed window to front, carpeted, single radiator, stairs to first floor landing, power points.

#### **Kitchen / Diner 10'8 x 11'9 (3.25m x 3.58m)**

Double glazed window to rear, double glazed single door to rear leading to conservatory, tiled floor, tiled splash backs, range of wall and base units with work surfaces, integrated oven, gas hob, chimney style extractor fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, built in storage cupboard, power points.

#### **Conservatory 9'6 8'5 (2.90m 2.57m)**

Double glazed windows to side and rear, double glazed double doors leading to garden, laminate flooring.

#### **Bedroom One 11'9 x 8'1 (3.58m x 2.46m)**

Double glazed window to front, carpeted, single radiator, power points, fitted wardrobe.

#### **Bedroom Two 11'9 x 7'4 (3.58m x 2.24m)**

Double glazed window to rear, carpeted, single radiator, power points, built in storage cupboard, fitted wardrobe.

#### **Bathroom 7'7 x 4'8 (2.31m x 1.42m)**

Three piece bathroom suite comprising of panel enclosed bath, low level WC and pedestal hand wash basin, electric shower, tiled walls and tiled floor.

#### **Garden approx 62'4 (approx 19.00m )**

Mainly laid to lawn, patio area, rear access.








Energy Efficiency Rating

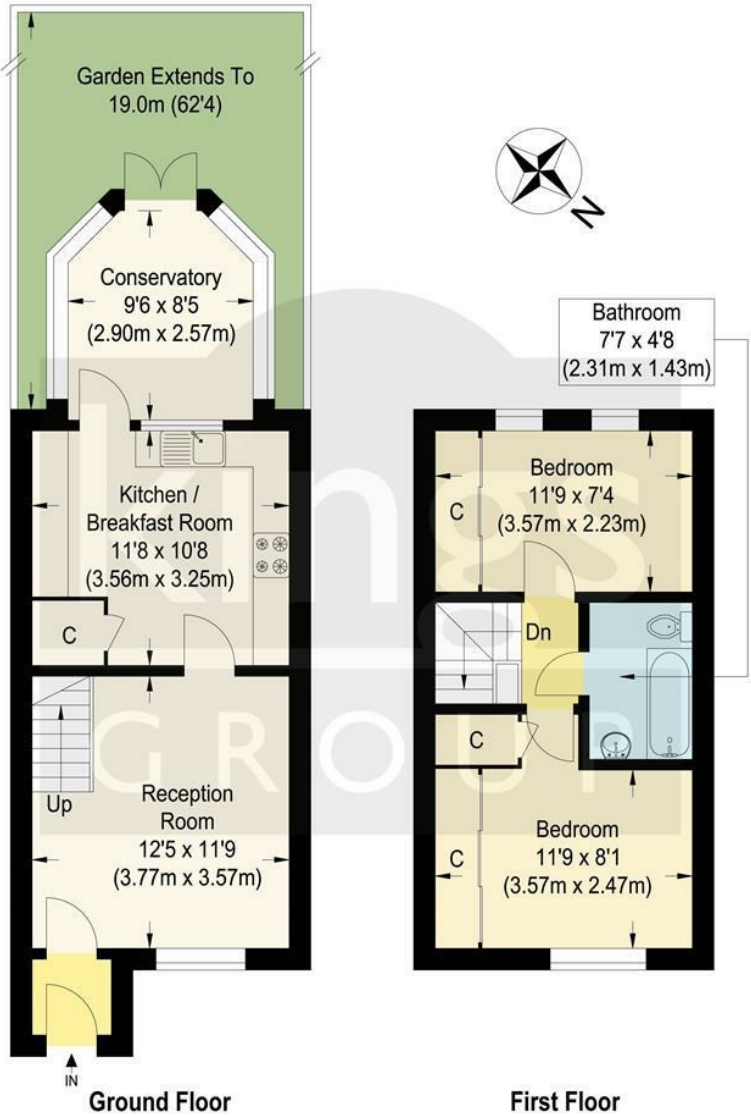
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC





Hollybush Way

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.

