



7 Bonney Grove, Cheshunt
£485,000 Freehold



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9 Lynton Parade, Turners Hill,
Cheshunt, Hertfordshire, EN8 8LF

01992 635735
www.kings-group.net

- TWO BEDROOM SEMI DETACHED BUNGALOW
- FREEHOLD
- POTENTIAL TO EXTEND TO SIDE (STPP)
- DRIVEWAY AND GARAGE
- LOUNGE AND SEPERATE DINING ROOM
- LOW MAITENANCE REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO POPULAR SCHOOLS
- EASY ACCESS TO A10 AND M25

Kings Group - Cheshunt are delighted to offer this SPACIOUS TWO 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. Bonney grove 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. For more info on the properties amazing location please see the Key Facts for Buyers Link Below.

The accommodation comprises of a ground floor created up by an porch entrance, spacious open plan lounge, separate dining room, kitchen, two spacious bedrooms and family bathroom. Externally the property has a low maintenance rear garden, garage, side access which can be used for additional parking or offers potential to extended (STPP) 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.

Lounge 17'11 x 11'11 (5.46m x 3.63m)

Double glazed window to front, wood flooring, single radiator, fireplace, power points.

Dining Room 15'5 x 7'11 (4.70m x 2.41m)

Double glazed windows to side and rear, double glazed double doors leading to garden, wood flooring, single radiator, power points.

Kitchen 9'9 x 9'8 (2.97m x 2.95m)

Double glazed window to side, tiled floor, tiled splash backs, range of wall and base units with work surfaces, oven. hob, chimney style extractor fan, space for fridge/freezer, sink and drainer unit, plumbed for washing machine, power points.

Bedroom One 14'8 x 8'3 (4.47m x 2.51m)

Double glazed window to rear, wood flooring, built in wardrobes, power points.

Bedroom Two 10'10 x 8'11 (3.30m x 2.72m)

Double glazed window to side, double glazed single door to side leading to side of property, single radiator, wood flooring, built in wardrobes, power points.

Bathroom 5'11 x 6'9 (1.80m x 2.06m)

Double glazed opaque window to side, tiled walls, tiled floor, single radiator, extractor fan, three piece bathroom suite comprising of panel enclosed bath, low level WC and hand was basin.

GROUND 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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