



Herongate Road, EN8 0TX
Cheshunt





king
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Kings Group are delighted to offer this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE, INCLUDING A SELF CONTAINED ANNEX.

As you approach the property, you'll notice the generous front driveway, which comfortably accommodates up to three cars. The house is semi-detached, with a well-maintained exterior, giving it a welcoming curb appeal.

Entering through the front door, you step into a bright and airy hallway. Moving further in to your left is a convenient downstairs WC. The lounge is well-lit with natural light from large windows at the front, creating a warm and inviting atmosphere. The lounge flows seamlessly into the dining area, which provides ample space for a large dining table – perfect for family gatherings and entertaining. The kitchen is positioned at the rear, housed within an extension, and features modern fittings, integrated appliances, and plenty of counter and storage space.

Heading upstairs, you'll find three well-proportioned bedrooms. The master bedroom is positioned at the front of the house, offering ample space for a king-sized bed and built-in storage. The second bedroom, also a double, overlooks the rear garden, while the third bedroom is a comfortable single, ideal for a child's room or a home office. A modern family bathroom serves all three bedrooms and is fitted with a bath, shower, sink, and WC.

At the rear of the garden, you'll find a self-contained annex. This separate living space includes an open-plan kitchen and lounge area, a double bedroom, and a modern shower room. It's ideal for guests, extended family, or even as a rental opportunity.

This property offers a versatile living arrangement with the benefit of a private annex, modern open-plan living, and a convenient location – perfect for families or those seeking additional rental income or guest accommodation.

£524,995



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **IDEAL FAMILY HOME**

- **OFF STREET PARKING FOR FOUR VEHICLES**
- **EASY ACCESS TO TRANSPORT LINKS**
- **COUNCIL TAX BAND - E**

Location

Located in one of the areas most popular residential areas, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Herongate Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops Herongate is also a stones throw away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Herongate Road also offers fantastic commute links, with Cheshunt Station being under a 20 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can Theobalds Grove Station which is also just a 25 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Herongate Road offers, you also have some of the areas most sought after and popular schools such as Churchfield Church of England Academy, Haileybury Turnford, Longlands Primary School and Nursery, Goffs Academy and many more all within a short walk or drive away.

- **CHAIN FREE**
- **WITHIN CATCHMENT AREA OF THE MOST SOUGHT AFTER SCHOOLS**
- **ONE BEDROOM ANNEX**
- **CLOSE TO BROOKFIELD FARM SHOPPING PARK**
- **FREEHOLD**

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

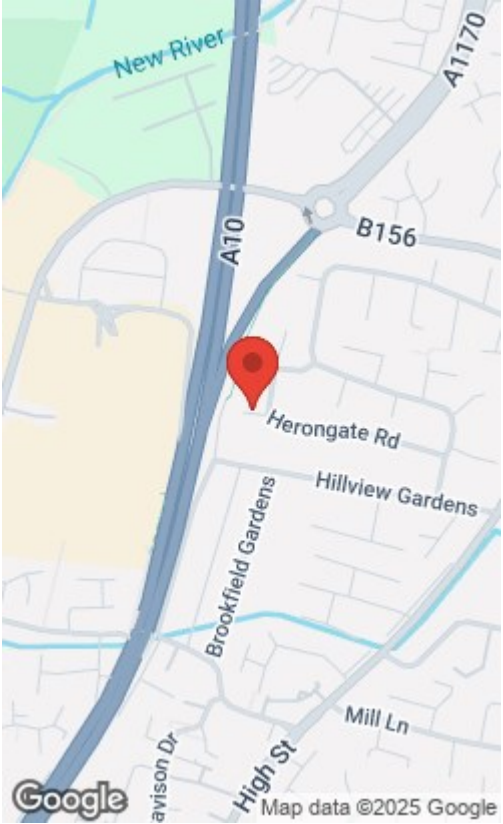








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(92 plus) A		
(69-81) B			(81-91) B		
(55-68) C			(69-80) C		
(43-54) D			(55-68) D		
(29-42) E			(39-54) E		
(15-28) F			(21-38) F		
(1-14) 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		



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Approximate Gross Internal Floor Area : 91.20 sq m / 981.66 sq ft
Annex Area : 43.20 sq m / 465.0 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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