



ROUGH OF BROXBORNE
LEN LUCE

Turners Hill, EN8 8NW
Waltham Cross





kings
GROUP

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Kings Group are delighted to present this SPACIOUS THREE BEDROOM TOWNHOUSE, LOCATED IN ONE OF THE AREAS MOST POPULAR DEVELOPMENTS.

Welcome to your new three-storey townhouse – a modern and well-laid-out home designed with space, comfort, and functionality in mind.

As you step through the front door, you're greeted by a welcoming entrance hall that sets the tone for the rest of the house. The hallway leads you into a bright and spacious kitchen area. The kitchen is fitted with modern appliances, ample counter space, and sleek cabinetry. To the front of the house is the dining room, which comfortably accommodates a good-sized table and chairs. The ground floor also includes a convenient downstairs WC.

Heading upstairs to the first floor, you'll find a generously sized lounge to one side – a cozy and relaxing space, perfect for unwinding in the evening or enjoying time with family. Opposite the lounge is the first bedroom, which could serve as a guest room, child's room, or even a home office depending on your needs.

On the top floor, you'll discover the master bedroom, a true retreat with ample space for a king-sized bed and additional furniture. It also benefits from its own en-suite bathroom, offering privacy and convenience. Also on this level is the third bedroom, ideal for a child, guest, or hobby space, as well as the family bathroom, stylishly finished with modern fittings.

To the rear of the property is your private rear garden – a lovely outdoor space ideal for barbecues, a morning coffee, or letting kids play. Whether you have a green thumb or prefer low-maintenance landscaping, there's room to make it your own. The property also comes with a GARAGE and DRIVEWAY providing parking for two cars.

£550,000



- **THREE BEDROOM TOWNHOUSE**
- **DRIVEWAY AND GARAGE**
- **IDEAL FAMILY HOME**
- **SPACIOUS LOUNGE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Location

Located in the heart of the town centre this beautiful property is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated property for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Glen Luce also offers fantastic commute links, with Cheshunt Station being under a 15 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 use Theobalds Grove Station which is also just a 15 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 the above that Glen Luce offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

- **FREEHOLD**
- **THREE LARGE BEDROOMS**
- **EN-SUITE TO MASTER BEDROOM**
- **WALKING DISTANCE TO CHESHUNT AND THEOBALDS STATION**
- **CLOSE TO POPULAR SCHOOLS**

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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



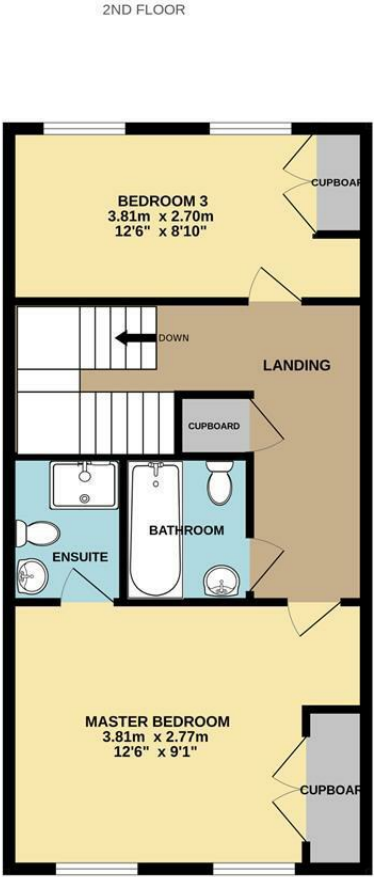
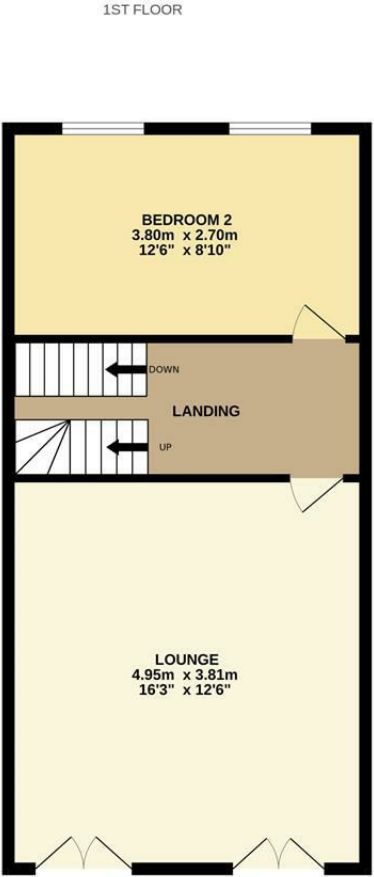
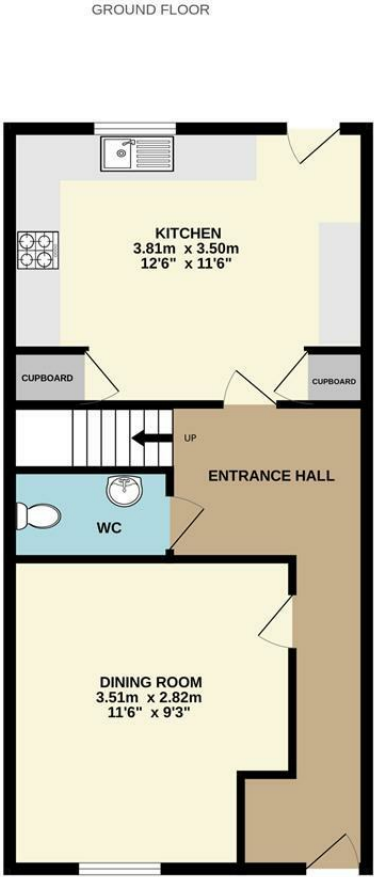




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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 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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