



Montayne Road, EN8 8LT
Cheshunt





Montayne Road, EN8 8LT

Kings Group are proud to present this EXTENDED AND SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE, being offered CHAIN FREE !!

****GUIDE PRICE £550,000 - £575,000****

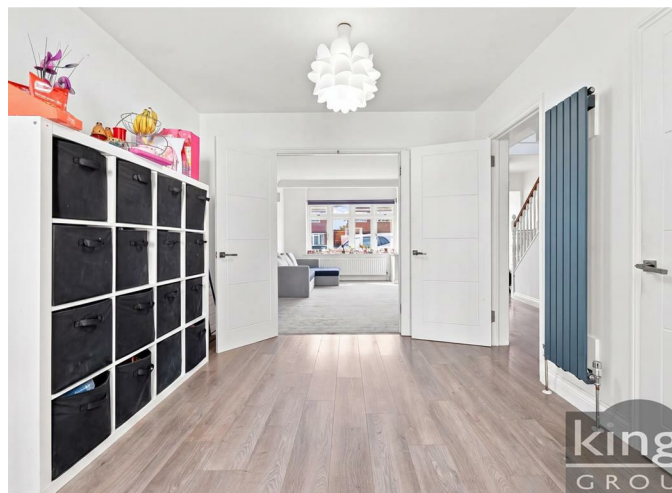
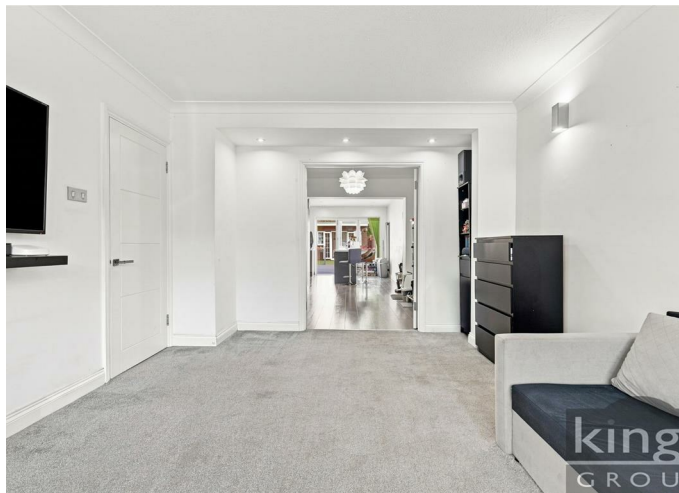
This impressive extended four-bedroom semi-detached family home offers spacious and versatile accommodation arranged across three floors, complemented by off-street parking and an attractive landscaped rear garden.

Approaching the property, a private driveway provides parking for up to two vehicles. Stepping inside, you are welcomed into the entrance hallway, which also provides access to a convenient downstairs WC. To the right is the spacious living room, offering a comfortable setting for relaxing with the family. Double doors to the rear open into the dining area, creating a natural flow between the two rooms and providing an ideal space for entertaining. Positioned off the dining area is a useful separate utility room. Continuing towards the rear of the property is the extended kitchen, providing generous space for cooking and storage, with direct access leading out into the rear garden.

Heading upstairs to the first floor, the property offers three well-proportioned bedrooms, comprising two spacious double bedrooms and a larger-than-average single bedroom. Completing this floor is the family bathroom. The second floor has been created through a loft conversion and provides an impressive principal bedroom. This generous double bedroom benefits from its own private en-suite, creating an excellent main bedroom suite away from the remaining bedrooms.

Externally, the property boasts a beautifully landscaped rear garden, providing an attractive setting for relaxing, entertaining and enjoying the warmer months. Side access adds further convenience, while a summer house positioned to the rear offers versatile additional space, ideal as a home office, gym, games room or entertaining area. The property also benefits from a detached garage positioned alongside the garden.

Guide Price £550,000



- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **CHAIN FREE**
- **IMPRESSIVE KITCHEN**
- **LARGE BEDROOMS**
- **WALKING DISTANCE TO THEOBALDS STATION**

Location

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

Travel Links

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Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Montayne Road offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

Council Tax Band - E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

- **FREEHOLD**
- **EXTENDED TO REAR AND LOFT**
- **SUMMER HOUSE**
- **FAMILY BATHROOM AND EN-SUITE TO MASTER BEDROOM**
- **CLOSE TO SOUGHT AFTER SCHOOLS**





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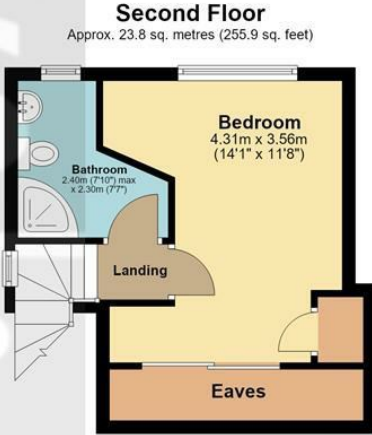
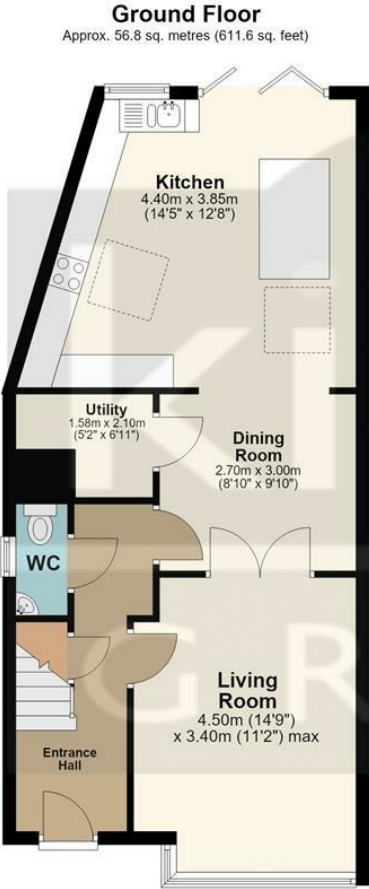




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Outbuilding



Total area: approx. 132.4 sq. metres (1425.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Montayne Road

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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