



[www.kings-group.net](http://www.kings-group.net)

9 Lynton Parade  
Cheshunt EN8 8LF  
Tel: 01992 635735

**Burton Lane, Waltham Cross, EN7 6SY**  
**Offers In Excess Of £1,000,000**

- \*SOLE AGENTS\*
- CLOSE TO SHOPS AND AMENITIES
- 2635 Sq.Ft

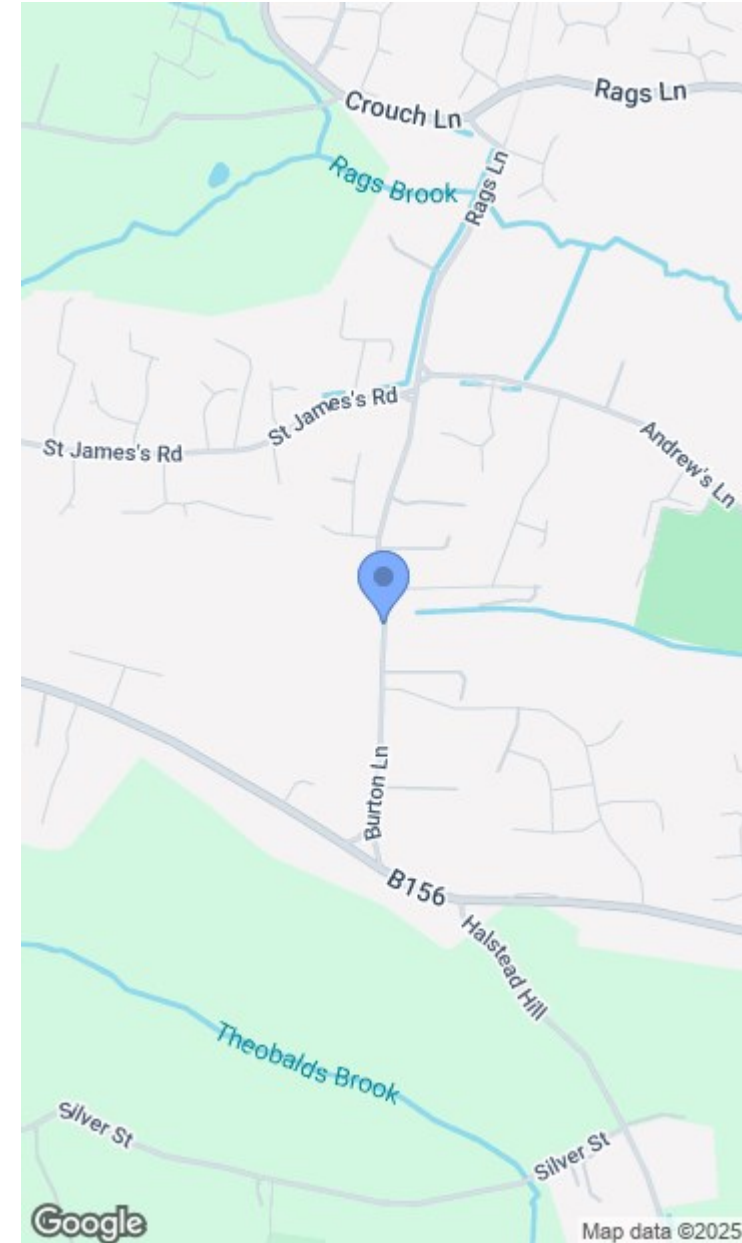
- WEST CHESHUNT LOCATION
- DEVELOPMENT OPPORTUNITY

KINGS GROUP ARE DELIGHTED TO PRESENT THIS BIG DEVELOPMENT OPPORTUNITY

A2 LICENCE USAGE  
PARKING POTENTIAL FOR 10 - 12 VECHICALS

Within the area are excellent local schooling facilities, both public and private catering all ages. This including Goffs Academy Secondary School, Goffs Churchgate Academy Secondary, St Marys Church of England Secondary School, Bonneygrove Primary School, Andrews Lane Primary School. St Josephs Catholic Primary School. The A1(M), M25 and A10 are within easy reach by car.

PLEASE CONTACT US AT KINGS GROUP IF YOU WOULD LIKE TO DISCUSS FURTHER





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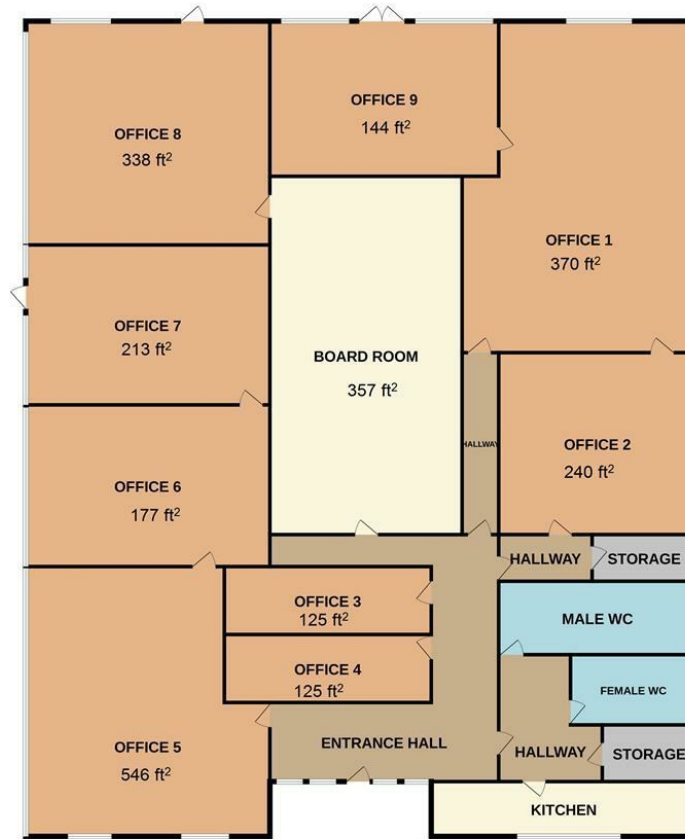


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GROUND FLOOR



TOTAL FLOOR AREA: (2635 sq.ft.) approx.  
 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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