



Dewhurst Road, EN8 9PE
Waltham Cross





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Kings Group are delighted to present this CHAIN FREE, TWO BEDROOM TERRACED HOUSE, an ideal purchase for any first time buyer !!

****GUIDE PRICE £375,000 - £390,000****

Upon entering the property, you are welcomed into an entrance hall which provides access through to the main living accommodation.

The ground floor opens into a spacious open-plan lounge and dining area, creating a bright and sociable setting with plenty of room for both comfortable seating and a family dining table. The open-plan arrangement gives the space a natural flow and makes it equally suited to everyday family life and entertaining.

Continuing towards the rear of the property is the kitchen, offering a practical range of workspace and storage. Conveniently positioned just off the kitchen is a separate utility room, providing additional space for appliances and household storage, alongside a useful downstairs WC.

To the rear, the property further benefits from a conservatory overlooking the garden. This provides an additional reception space that could be enjoyed as a sitting room, playroom or home office, with direct access out to the rear garden.

Moving up to the first floor, you will find a generously sized bedroom alongside the family bathroom. The accommodation continues onto the second floor, where the loft has been converted to create an impressive additional double bedroom, giving the property two well-proportioned bedrooms arranged across the upper floors.

Externally, the property is completed by a private rear garden, providing an enjoyable outdoor space for relaxing, entertaining and making the most of the warmer months.

Guide Price £375,000



- TWO BEDROOM TERRACED HOUSE
- FREEHOLD
- TWO SPACIOUS BEDROOMS
- UTILITY ROOM AND CONSERVATORY
- CLOSE TO SOIGHT AFTER SCHOOLS

- CHAIN FREE
- IDEAL HOME FOR FIRST TIME BUYERS
- DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
- EASY ACCESS TO A10 AND M25
- NEAR LOCAL SHOPS AND AMENITIES

Location

Dewhurst 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 West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links

Dewhurst Road also offers fantastic commute links, with Cheshunt Station being a short drive 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 short drive 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Dewhurst Road offers, you also have some of the areas most sought after and popular schools such as Goffs Academy, Bonneygrove Primary School, Flamstead End School, St Paul's Catholic Primary School, Goffs - Churchgate Academy and many more all within a short walk or drive away.

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





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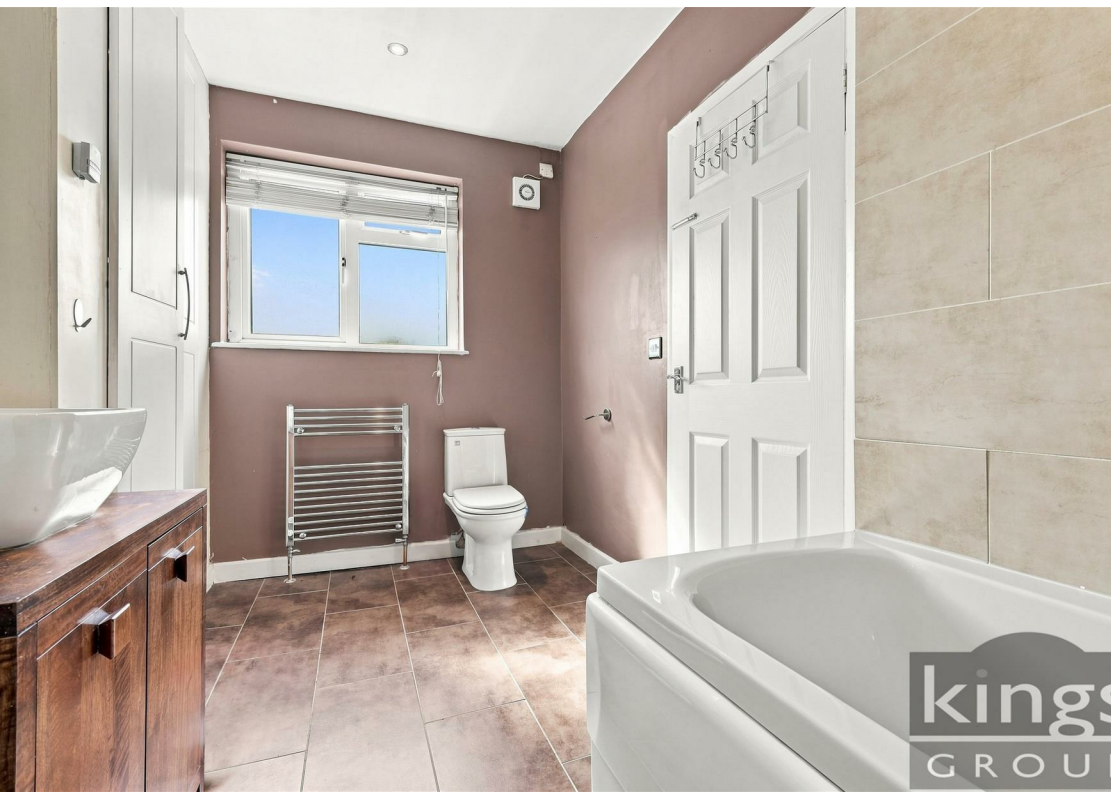


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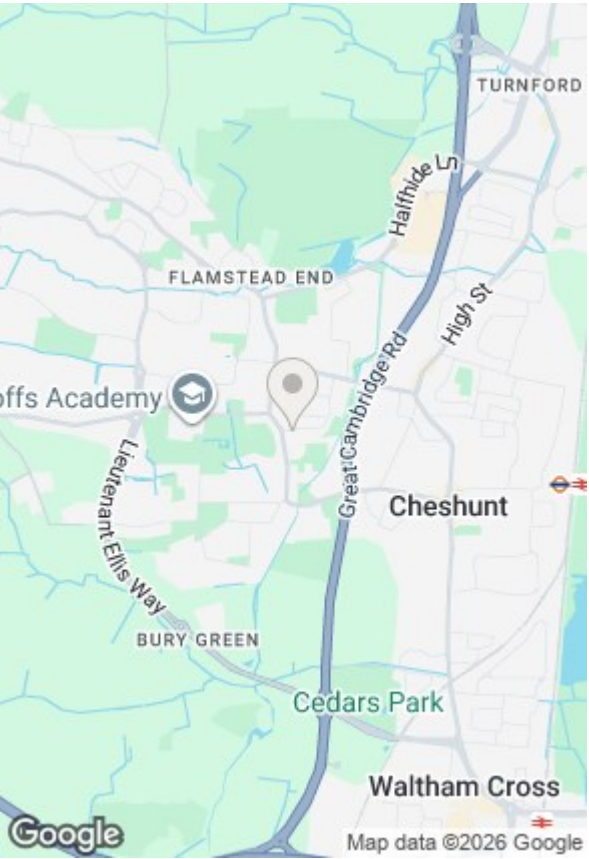






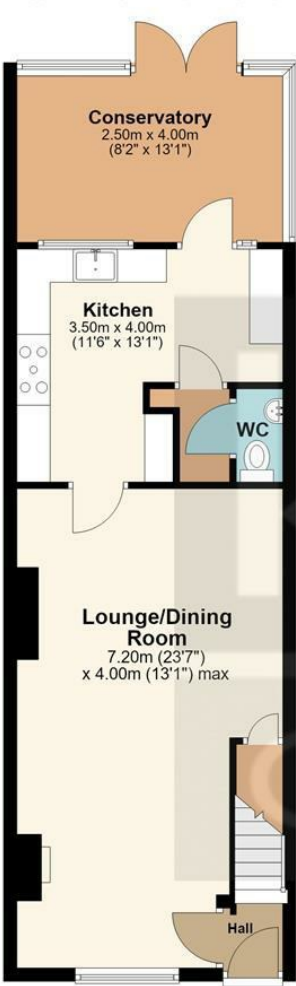
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



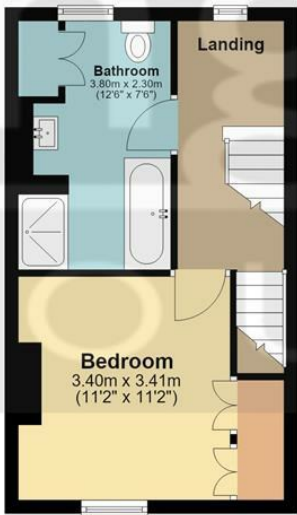
Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



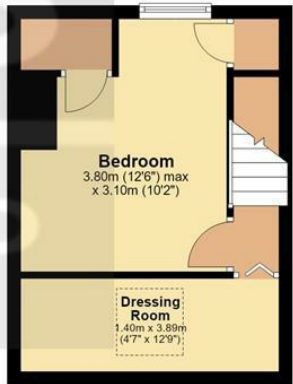
First Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



Second Floor

Approx. 20.6 sq. metres (221.7 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 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.

Dewhurst 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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