



www.kings-group.net

9 Lynton Parade
Cheshunt EN8 8LF
Tel: 01992 635735

High Street, Waltham Cross, EN8 7AT



£130,000

Kings Group - Cheshunt are proud to offer this SPACIOUS ONE BEDROOM FLAT **CASH BUYERS ONLY**

This property benefits from have accessibility to A10 and M25 in under 5 minuets and being located near Theobalds Station (0.1 miles) offering great links to London and the surrounding areas. The property also benefits from have local shops and amenities just a stones throw away with the high street being directly next to the property offering a wide choice of shops to choose from. Local schools are also nearby making this property very suitable for families with both Primary and Secondary Schools being walling distance from the property.

The accommodation comprises of spacious lounge, kitchen, large master bedroom, family bathroom, storage cupboards and UPVC double glazed windows throughout. Internal viewings are highly recommended so to arrange a viewing please contact us on 01992 635 735.

Entrance Hall

Tiled floor, power points, storage cupboard

Lounge

11'11 x 13 (3.63m x 3.96m)

UPVC double glazed window to front, carpet, electric heater, power, TV and telephone points

Kitchen

15'2 x 6'1 (4.62m x 1.85m)

UPVC double glazed window to rear, laminate wood style flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for washing machine and dishwasher, space for fridge/freezer, electric oven and hob, power points.

Bedroom One

12'5 x 9'4 (3.78m x 2.84m)

UPVC double glazed window to front, laminate wood style flooring, electric heater, TV and power points.

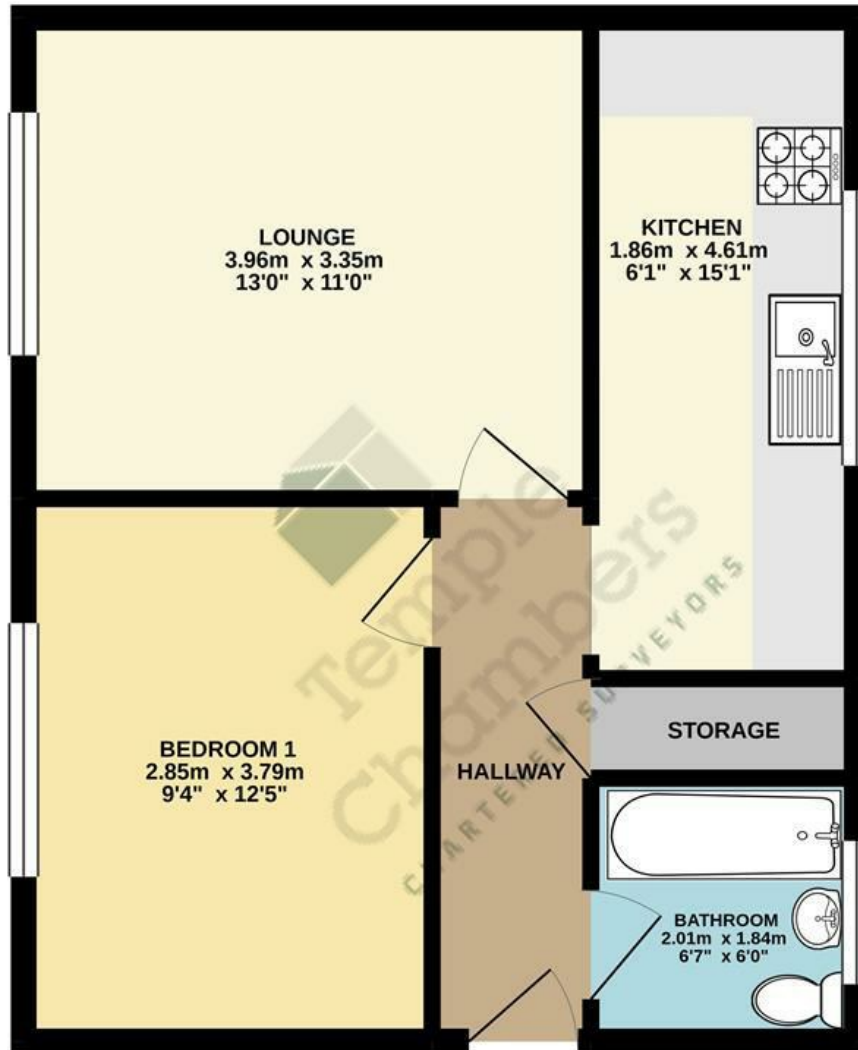
Bathroom

6'7 x 6 (2.01m x 1.83m)

UPVC double glazed opaque window to rear, tiled floor, tiled walls, three piece bathroom suite comprising of panel enclosed bath with shower attachment, low level WC, hand wash basin.

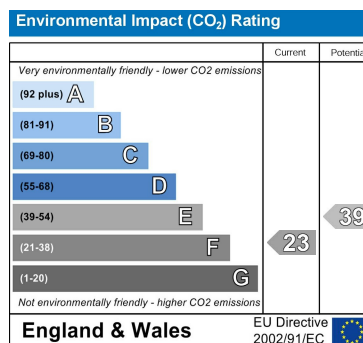
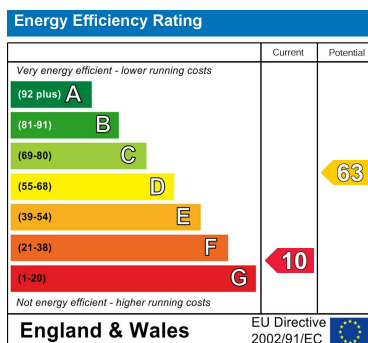


GROUND FLOOR 41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 41.5 sq.m. (447 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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