



Yukon Road, EN10 6FN
Turnford





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GROUP

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Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM MAISONETTE, with its own private garage.

GUIDE PRICE £215,000 - £225,000

This well-proportioned one-bedroom maisonette offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize, combining generous internal space with practical features. The property is accessed via its own private ground floor entrance, where stairs rise to the main accommodation. At the top of the stairs, you are welcomed into a bright and spacious lounge, providing an excellent area for both relaxing and entertaining.

Leading off the lounge, a central hallway connects the rest of the home. To the right, you will find a fitted kitchen, offering ample storage and workspace. To the left, there is a convenient WC along with a useful storage cupboard, ideal for keeping the living space clutter-free. At the end of the hallway lies the main bedroom, a comfortable and well-sized double room. Just off the bedroom to the right is the bathroom, creating a practical and private layout.

Externally, the property further benefits from a garage, providing valuable parking or additional storage space. The maisonette is offered with a 101-year lease, adding to its appeal as a secure and long-term investment. Overall, this property presents a well-balanced layout with plenty of space and functionality, making it a highly attractive home in a convenient setting.

£215,000



- ONE BEDROOM MAISONETTE
- 101 YEAR LEASE
- SPACIOUS LOUNGE
- IDEAL FOR FIRST TIME BUYERS
- EASY ACCESS TO A10 AND M25

- LEASEHOLD
- PRIVATE GARAGE
- CHAIN FREE
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- GUIDE PRICE £215,000 - £225,000

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Yukon Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Yukon Road also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-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. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

Local Schools

Local schools may be an important criteria in your search which in addition to the above that Yukon Road offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

Very Low

Lease - Approx 101 Years Remaining

Service Charge - Approx £600 Per Annum

Ground Rent - Approx £100 Per Annum

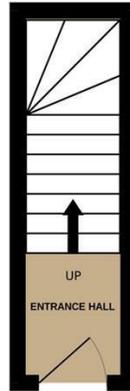


Energy Efficiency Rating

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



GROUND FLOOR



1ST FLOOR



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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