



Bushbarns, EN7 6EE  
Waltham Cross





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# Bushbarns, EN7 6EE

Kings Group are delighted to present this TWO BEDROOM TERRACED HOUSE, AN IDEAL PURCHASE FOR ANY FIRST TIME BUYER !.

This well-presented two-bedroom terraced home offers spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, small families, or investors alike.

To the front of the property is a neatly maintained front garden, along with the added benefit of an external storage providing useful additional storage space. Entering the property via the entrance hall, you are welcomed into a bright and spacious open-plan lounge/diner, offering an excellent space for both relaxing and entertaining. Double doors to the rear allow plenty of natural light to flow through and provide direct access to the low-maintenance rear garden, which also benefits from convenient rear access.

Positioned to the rear of the property, the kitchen is well arranged with ample worktop and storage space, creating a functional and practical cooking area. To the first floor, the property offers two generously sized bedrooms, including a spacious master bedroom complete with built-in storage. The accommodation is further complemented by the family bathroom. Externally, the enclosed rear garden has been designed for ease of maintenance and provides an ideal outdoor seating area. The property also benefits from allocated parking located to the rear.

Early viewing is highly recommended to fully appreciate the accommodation and convenient setting this property has to offer.

## Offers In Excess Of £320,000



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- TWO BEDROOM TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING
- SOUGHT AFTER WEST CHESHUNT AREA
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- ALLOCATED PARKING
- LOW MAINTENANCE FRONT AND REAR GARDEN
- CLOSE TO POPULAR SCHOOLS
- CLOSE TO LOCAL SHOPS AND AMENITIES

### Location

Bushbarns 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 property 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

Bushbarns 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 Bushbarns 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

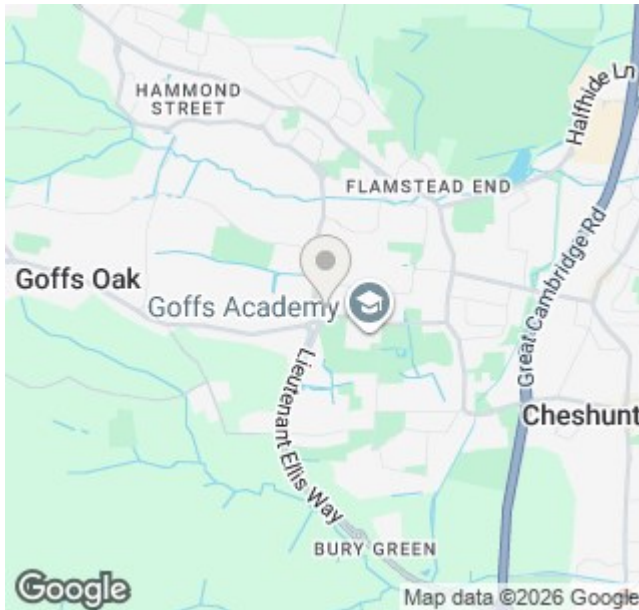




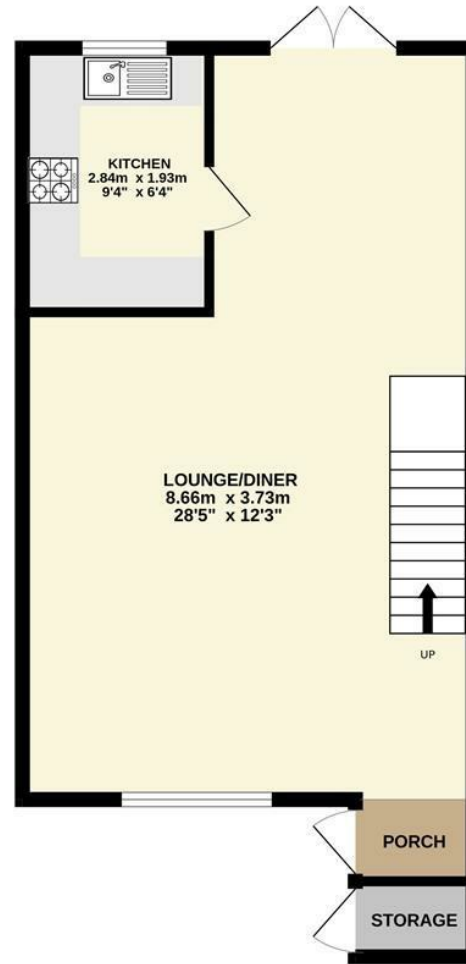
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## Energy Efficiency Rating

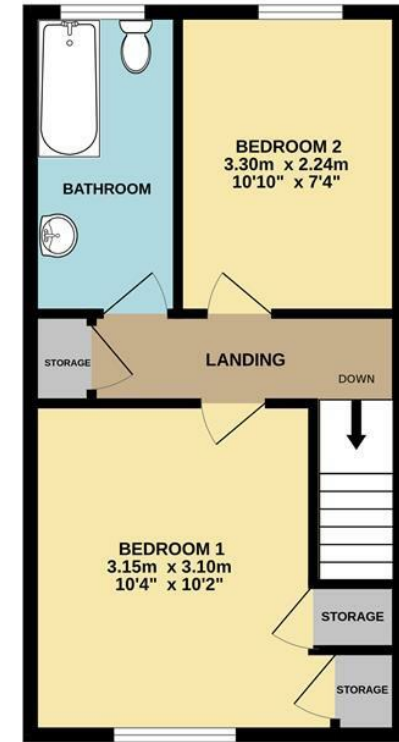
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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.

Whilst every attempt has been made to ensure the accuracy of the information provided, the agent does not warrant or assume any liability for errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The areas, rooms and appliances shown have not been measured. Efficiency can be given.

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