



College Road, EN8 9NU  
Waltham Cross







kings  
GROUP



# College Road, EN8 9NU

Kings Group are delighted to present this CHAIN FREE, SPLIT LEVEL THREE BEDROOM FLAT, located in the heart of Cheshunt.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Step inside this well-presented three-bedroom split-level flat, offering practical living space arranged over two floors and the added benefit of outdoor access.

The ground floor welcomes you into a bright and comfortable reception room, ideal for both relaxing and entertaining. Adjacent is a well-proportioned kitchen, offering ample workspace and storage. This level also benefits from a convenient ground-floor WC, useful for guests, as well as under-stairs storage to keep everyday essentials neatly tucked away. Stairs lead up to the first floor. The first floor hosts three bedrooms, comprising two generous doubles and a larger-than-average single bedroom, making it ideal for a home office, nursery, or guest room. Completing this level is a well-appointed family bathroom.

Externally, the property enjoys access to a patio area, providing a pleasant outdoor space for dining, relaxing, or entertaining during warmer months. This split-level home combines versatile accommodation with practical features, making it an ideal choice for families, professionals, or investors alike.

By Auction £190,000





- **THREE BEDROOM SPLIT LEVEL FLAT**
- **WALKING DISTANCE TO CHESHUNT STATION**
- **EASY ACCESS TO A10 AND M25**
- **PATIO AREA**
- **SPACIOUS LIVING ROOM**

- **CHAIN FREE**
- **LOCAL SHOPS AND AMENITIES ON YOUR DOOR STEP**
- **CLOSE TO POPULAR SCHOOLS**
- **IDEAL FOR FIRST TIME BUYERS AND INVESTORS**
- **SPACIOUS BEDROOMS**

#### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

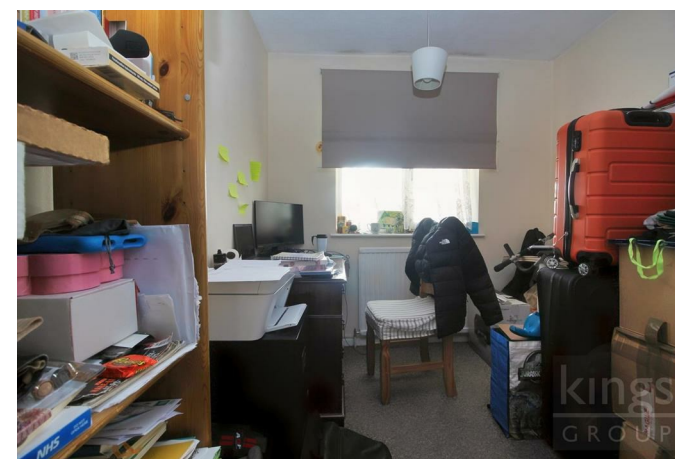
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



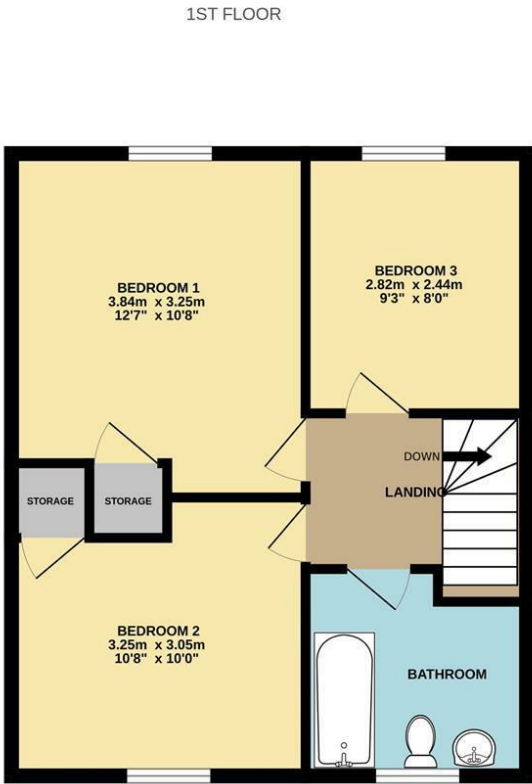
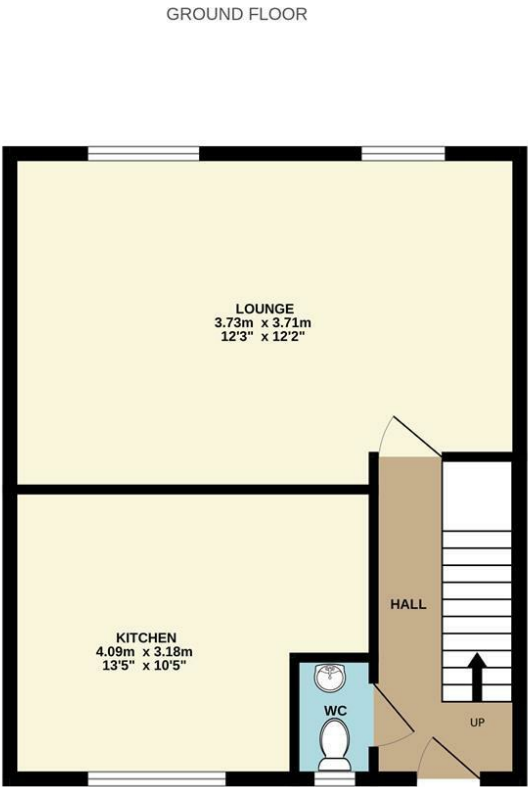




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(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> <div> EU Directive 2002/91/EC  </div>		



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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