



39, Chaucer Way, EN11  
9QP  
Huddersden

kings  
GROUP







# 39, Chaucer Way, EN11 9QP

Kings Group are delighted to offer this SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT located in the popular EN11 AREA.

This spacious home has an abundance of benefits to offer a potential new owner. One of the huge benefits this property offers is the close proximity to two local train stations with both St Margarets Railway Station (0.87 miles) and Rye House Rail Station (0.77 miles) being very close by access into London Liverpool Street. Chaucer Way is also very close to some of the areas most popular and highest rated schools such as Rye Park Nursery School (0.6 miles), Amwell View School (0.67 miles) and many more all within a short walk or drive away. Local shops and amenities are also close by with the Local town centre being less than a 5 minute drive away there is an wide choice of supermarkets, restaurants, banks and other high street shops to choose from.

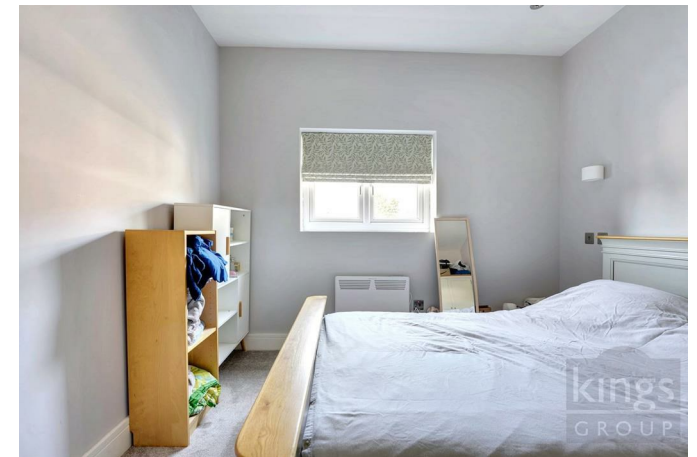
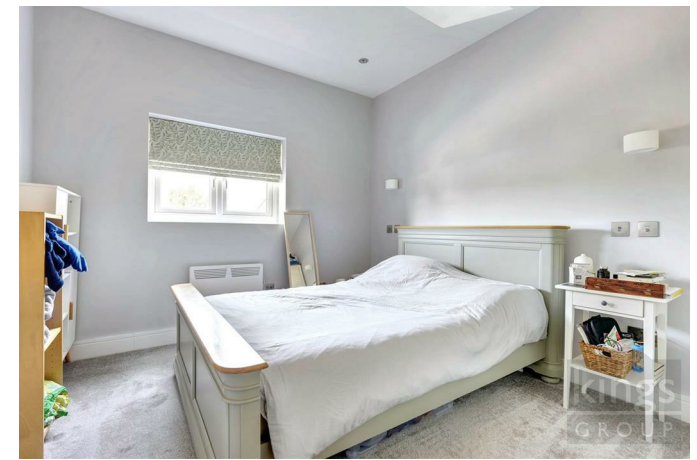
The property comprises of a welcoming entrance hall leading into the large open plan living space which includes a modern kitchen large and lounge/diner, off the entrance hall is the main double sized bedroom and the family bathroom, the property also has a built in storage cupboard. This is a must see and a great opportunity for any buyer to obtain a beautiful home, to avoid missing out please get in touch on 01992 635 735 to arrange an appointment.

Council Tax Band - B  
Construction Type - Standard (Brick, Tile)  
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low  
Lease - Approx 121 Years Remaining  
Service Charge - £1500 per Annum  
Ground Rent - £200 Per Annum (Approx)

## £190,000



- ONE BEDROOM FIRST FLOOR APARTMENT
  - 121 YEAR LEASE REMAINING
  - TURN KEY CONDITION
  - DOUBLE SIZED BEDROOM
  - CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASEHOLD
  - LOW CHARGES
  - OPEN PLAN LIVING AREA
  - BEAUTIFUL FAMILY BATHROOM
  - CLOSE TO RYE HOUSE STATION










## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>57</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



## GROUND 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 contained in this document, the information is provided "as is" without any warranty, express or implied, and no responsibility is accepted 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 equipment have been designed and manufactured as to their operability or efficiency can be given.

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**E:**

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