



Queens Road, EN8 7HP
Waltham Cross





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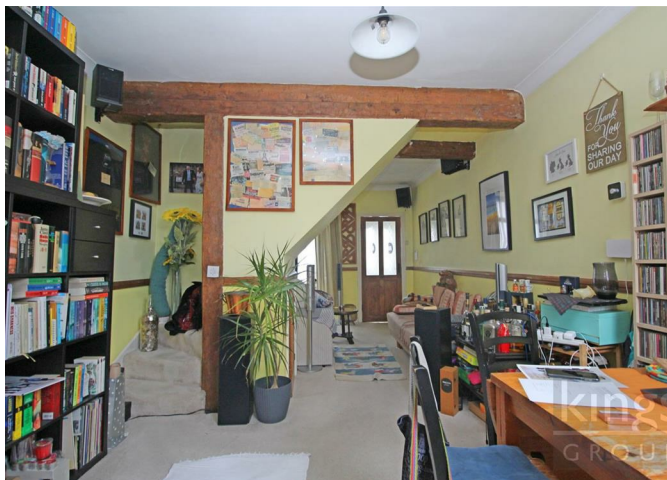
Kings Group - Cheshunt are delighted to offer this TWO BEDROOM ** CHAIN FREE ** SEMI DETACHED HOUSE, located a stones throw away from WALTHAM CROSS STATION.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £305,000

This spacious and well maintained property is the ideal purchase for a first time buyer looking to get their first family home or a buy to let investor looking to achieve a great return on their investment as this property is in prime location and is surrounded by all the local amenities a property requires. One of the major benefits is that the property has fantastic transport links with both the A10 and M25 being accessible in under 5 minutes and with Waltham Cross Station being just 0.2 miles away and Theobalds Grove Station being 0.7 miles away commuting to London and the surrounding areas is very easy. The property also benefits from being near local shops and amenities with Pavillions Shopping Centre being just 0.4 miles away there is a wide choice of supermarkets, retail shops, restaurants and many more shops just a stones throw away. Queens Road also has some of the areas most popular primary and secondary schools just walking distance away such as St Josephs Primary School (0.7 miles), Holdbrook Primary School (0.5 miles), St Marys Secondary (1.5 miles), Goffs Churchgate Academy (1.5 miles) and many more close by.

The accommodation comprises of spacious lounge, dining room, modern kitchen, ground floor bathroom, two spacious bedrooms, low maintenance rear garden with side access. Internal viewings are highly recommended so to avoid missing out on the fantastic property please contact us on 01992 635 735.

By Auction £299,999



- **TWO BEDROOM SEMI DETACHED HOUSE**
- **IDEAL FOR FIRST TIME BUYERS AND INVESTORS**
- **OPEN PLAN LOUNGE / DINER**
- **LOW MAINTENANCE REAR GARDEN**
- **EASY ACCESS TO A10 AND M25**

Front door leading to

Entrance Hallway

With stairs leading to first floor

Lounge 10'9" x 11'3" (3.28m x 3.43m)

With double glazed window to front aspect, carpeted flooring, radiator, power points

Dining Room 10'2" x 11'3" (3.10m x 3.43m)

With double glazed window to rear aspect, carpeted flooring, radiator, power points,

Kitchen 10'2" x 6'4" (3.10m x 1.93m)

With double glazed window to side aspect, tiled flooring, integrated cooker with gas hob and electric oven, integrated extractor fan, drainer unit sink, space for fridge freezer, plumbing for washing machine, double glazed patio door leading to garden,

Bathroom 5'5" x 5'4" (1.65m x 1.63m)

With double glazed opaque window to rear aspect, tiled flooring, tiled walls, panel enclosed bath, shower cubicle with thermostatically controlled shower, wash basin with vanity unit under, Low level WC, heated towel rail, spotlights

First Floor Landing

Bedroom One 9'0" x 11'3" (2.74m x 3.43m)

With double glazed window to front aspect, carpeted flooring, built in storage cupboard, radiator, power points,

Bedroom Two 10'3" x 11'3" (3.12m x 3.43m)

With double glazed window to rear aspect, carpeted flooring, fitted wardrobe, built in storage cupboard, radiator, power points,

Auctioneer 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.

- **FREEHOLD**
- **BEING SOLD VIA AUCTION**
- **MODERN FAMILY BATHROOM**
- **CLOSE TO POPULAR SCHOOLS**
- **WALKING DISTANCE TO WALTHAM CROSS STATION**

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.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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.





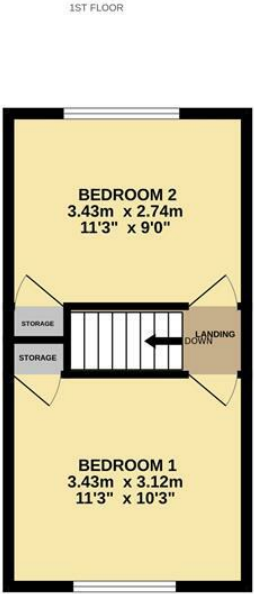
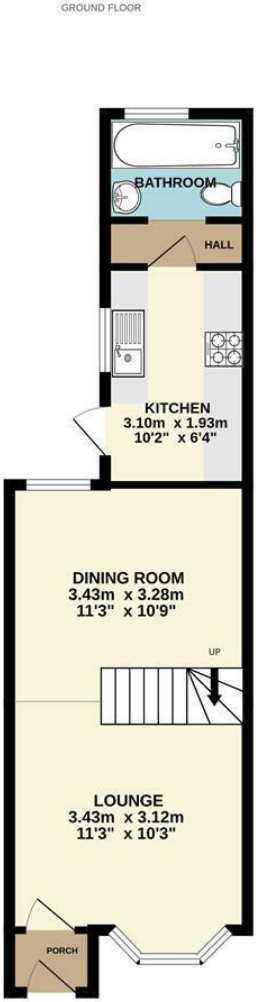
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-40) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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