



www.kings-group.net

9 Lynton Parade
Cheshunt EN8 8LF
Tel: 01992 635735

Burton Lane, Waltham Cross, EN7 6SY
Offers In Excess Of £1,000,000

- *SOLE AGENTS*
- CLOSE TO SHOPS AND AMENITIES
- 2635 Sq.Ft

- WEST CHESHUNT LOCATION
- DEVELOPMENT OPPORTUNITY

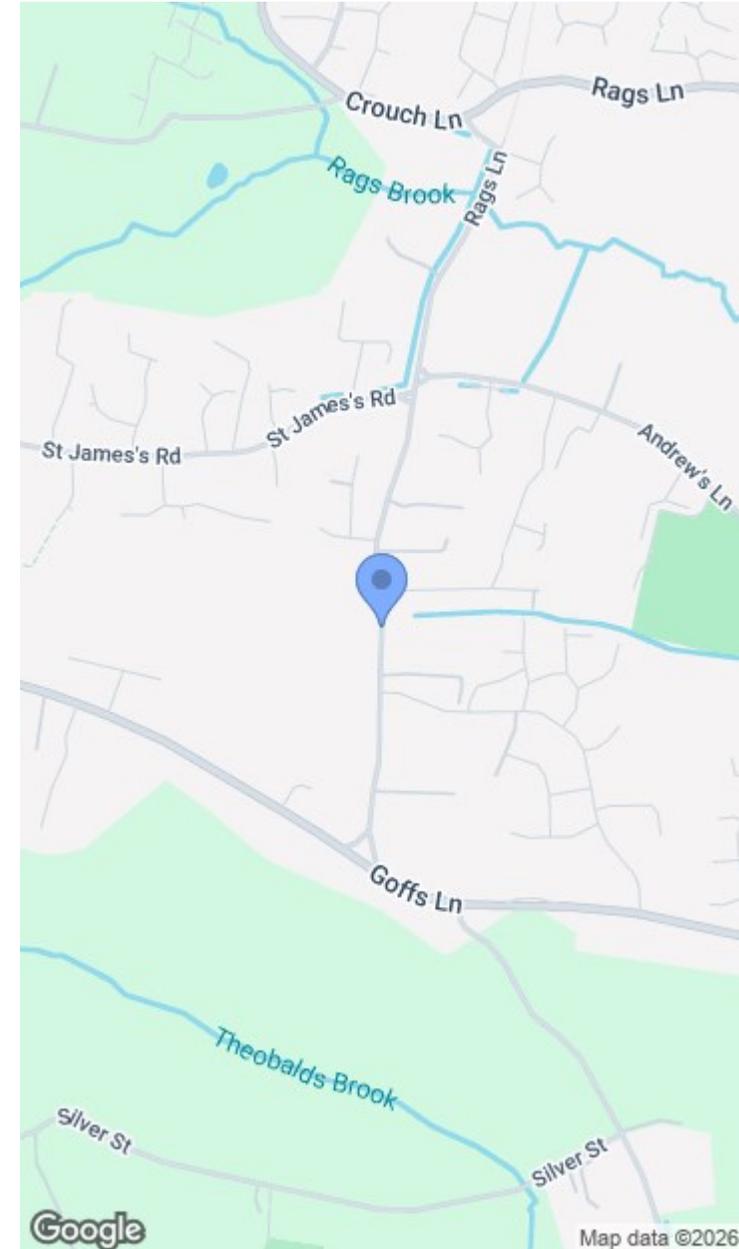
KINGS GROUP are delighted to present this excellent DEVELOPMENT opportunity.

The property benefits from A2 LICENCE usage and offers potential parking for 10–12 VEHICLES, making it an attractive prospect for investors and DEVELOPERS.

The area benefits from excellent local schooling, both public and private, catering to all age groups. Nearby schools include Goffs Academy Secondary School, Goffs Churchgate Academy Secondary School, St Mary's Church of England High School, Bonneygrove Primary School, Andrews Lane Primary School, and St Joseph's Catholic Primary School.

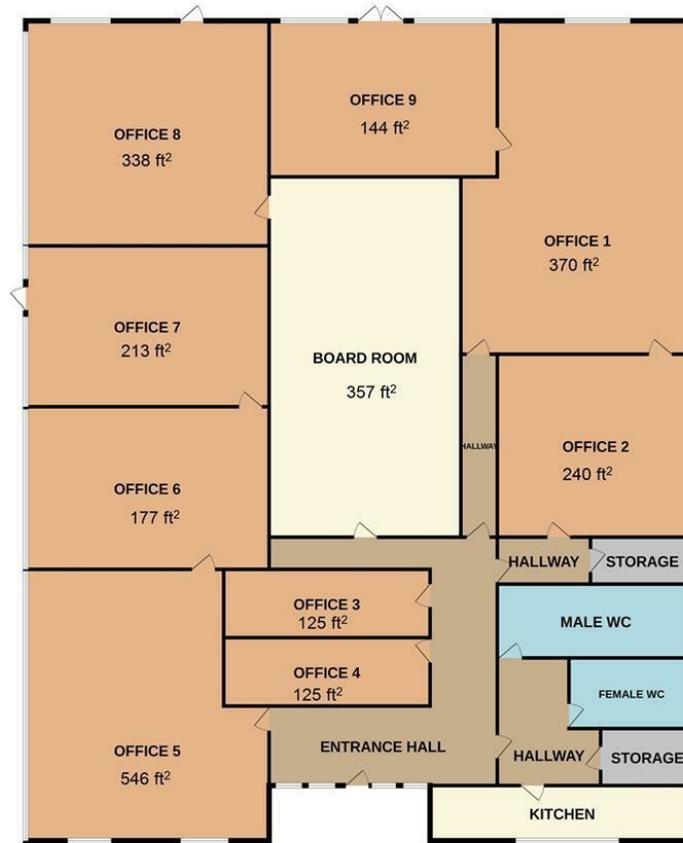
The property is conveniently located with easy access to the A1(M), M25, and A10, providing excellent transport links by car.

For further information or to arrange a discussion, please contact Kings Group.





GROUND FLOOR



TOTAL FLOOR AREA: (2635 sq.ft.) approx.
 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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