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## Brookfield Lane West, Cheshunt EN8 0QP



**£575,000 Freehold**



Kings Group - Cheshunt are delighted to offer this RARE TO MARKET FOUR BEDROOM SEMI DETACHED HOUSE LOCATED IN A VERY SOUGHT AFTER PART OF CHEHSUNT.

This fantastic property is being offered on a chain free basis and is the perfect purchase for a growing family looking to upsize or a first time buyer looking to benefit from the stamp duty holiday. This well presented and maintained property requires very little to no work other than personal changes making it a very straight forward and easy purchase. This property has a lot to offer a new home owner with benefits such as having easy access to the A10 and M25 with both roads being accessible in under 10 minutes offering great links to London and the surrounding areas and with local bus stops just a short walk away commuting around the local area via bus routes is also very easy. Some of the most sought after primary and secondary schools such as Fairfield's Primary School (1 mile), Flamstead End Primary School (1 mile), Goffs Academy (1.3 miles) and many more all within walking distance. Brookfield Shopping Center is just a stones throw away offering a wide choice of supermarkets and retail shops just a short walk away, there is also local amenities such as Cheshunt Park and Golf Center and Brookfield Lake just a short walk away offering open spaces for walks and outdoor activities, and with potential to extend the property making the already spacious home even bigger (STPP).

The accommodation comprises of entrance porch, downstairs WC, spacious lounge, large fully fitted kitchen/ diner, three double bedrooms and one large single room, family bathroom, south facing garden, detached garage with office space, driveway, UPVC double glazed windows throughout, gas central heating (untested). We highly recommend internal viewings on this fantastic property so to arrange an appointments please contact us on 01992 635 735 to avoid missing out.

#### **Porch**

Double glazed window to front, single radiator, wood flooring.

#### **Downstairs WC 3'8 x 4'5**

Wood flooring, low level WC, hand wash basin, part tiled.

#### **Lounge 12'5 x 15'11**

Two UPVC double glazed windows to front, double doors to side and rear, wood flooring, double radiator, gas fireplace, TV, telephone and power points.

#### **Kitchen/Diner 20'1 x 10'3**

UPVC double glazed window to rear, double doors to garden at the side and rear, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated fridge/freezer, washing machine and dishwasher, gas oven and hob, wood flooring, double radiator, power points.

#### **Bedroom One 9'7 x 12'4**

Two UPVC double glazed windows to front, carpet, single radiator, TV, telephone and power points.

#### **Bedroom Two 9'10 x 9'8**

UPVC double glazed window to rear, wood style laminate flooring, single radiator, power points.

#### **Bedroom Three 9'8 x 9'8**

UPVC double glazed window to rear, wood style laminate flooring, single radiator, power points.

#### **Bedroom Four 9'4 x 7'2**

UPVC double glazed window to front, wood style laminate flooring, single radiator, power points.

#### **Bathroom 5'8 x 6'4**

UPVC double glazed opaque window to side, lino, tiled walls, three piece bathroom suite comprising of panel enclosed bath with shower attachment, low level WC, hand wash basin, towel rail, shaver points.

#### **Garden**

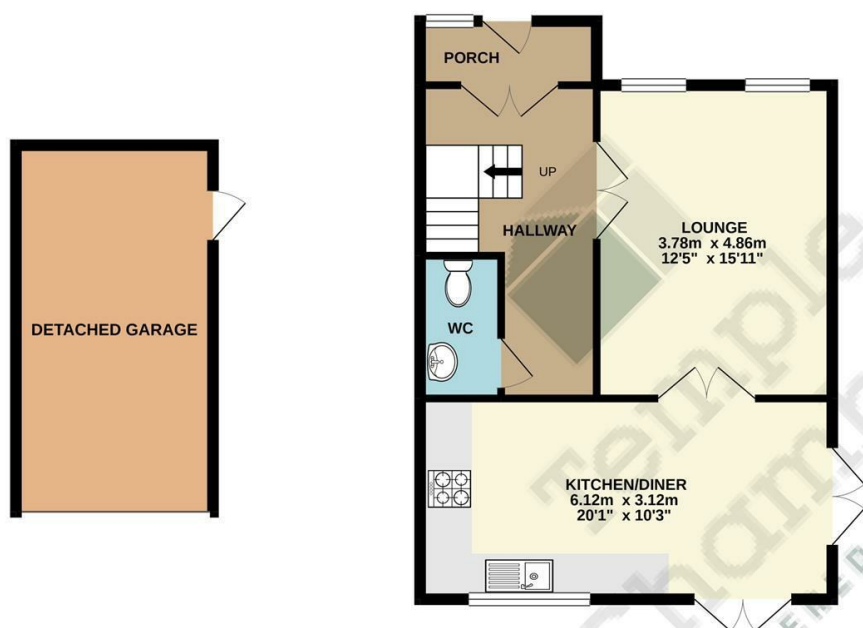
Mainly laid to lawn with plant and shrub borders, side access, patio area

#### **Garage**

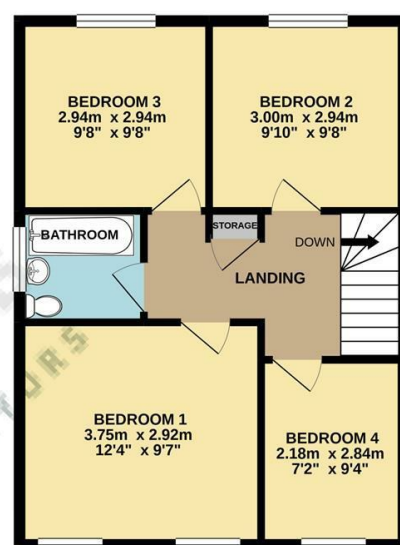
Split into office and storage with wood style laminate flooring and power points.



GROUND FLOOR  
71.0 sq.m. (764 sq.ft.) approx.

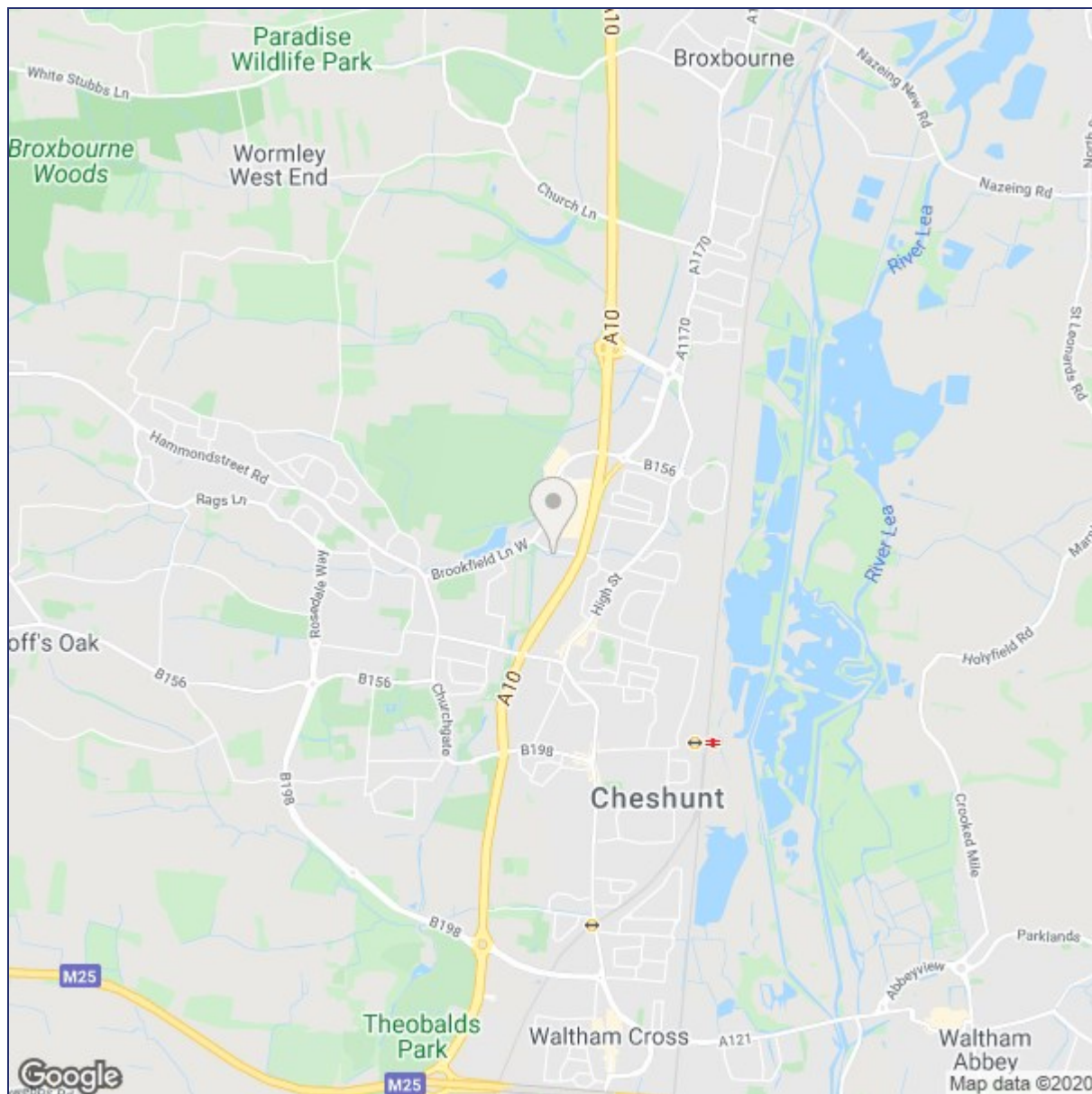


1ST FLOOR  
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 119.4 sq.m. (1285 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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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>			
(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			
England & Wales		EU Directive 2002/91/EC	

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

("These details are correct at time of going to press").

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.

