



The Springs, EN10 6HS  
Turnford







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# The Springs, EN10 6HS

Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM TERRACED HOUSE LOCATED IN THE EVER POPULAR EN10 POSTCODE.

Approaching the property, you're welcomed by a generously sized front garden, ideal for landscaping or additional outdoor seating. To the front of the house, there's a useful external storage area — perfect for bikes, bins, or gardening tools. Stepping inside, you enter a bright entrance hall. Immediately to your left is an internal storage cupboard, handy for coats, shoes, or cleaning supplies. To the right, a doorway leads into the main hallway. Off the hallway, on the left-hand side, is a downstairs WC — a practical addition for guests or busy family life. Opposite, to the right, is a spacious kitchen/diner, offering ample room for cooking, dining, and socialising. This area is well-suited for modern family living. Continuing down the hallway toward the rear of the property, you enter the lounge, a generously sized room with direct access to the rear garden — ideal for entertaining or relaxing on warmer days.

Upstairs, the property offers two well-proportioned double bedrooms. A third single bedroom is also located on this floor, perfect as a child's room, nursery, or home office. Completing the first floor is a family bathroom, centrally located to serve all bedrooms.

To the rear of the property is a private garden, providing a great outdoor space for children, pets, or summer gatherings.

£359,995



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **FRONT AND REAR GARDEN**
- **SPACIOUS BEDROOMS**
- **CLOSE TO POPULAR SCHOOLS**

- **FREEHOLD**
- **IDEAL FOR FIRST TIME BUYERS**
- **LARGE KITCHEN / DINER**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**
- **EASY ACCESS TO A10 AND M25**

### Location

A new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. The Springs has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops Herongate is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

### Travel Links

The Springs also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links the A10 and M25 are also accessible in under 10 minutes.

### Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that The Springs offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Low  
EPC Rating - C











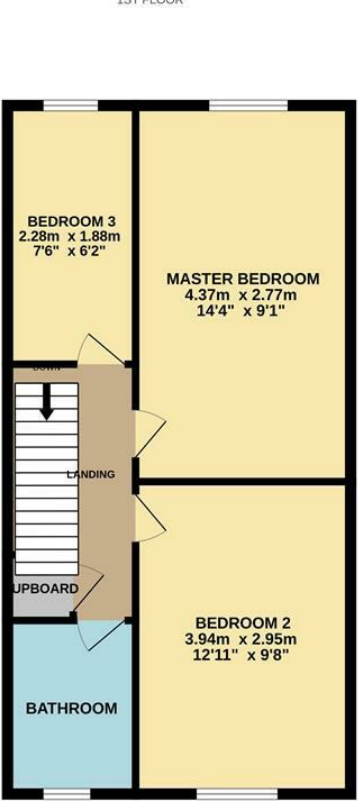
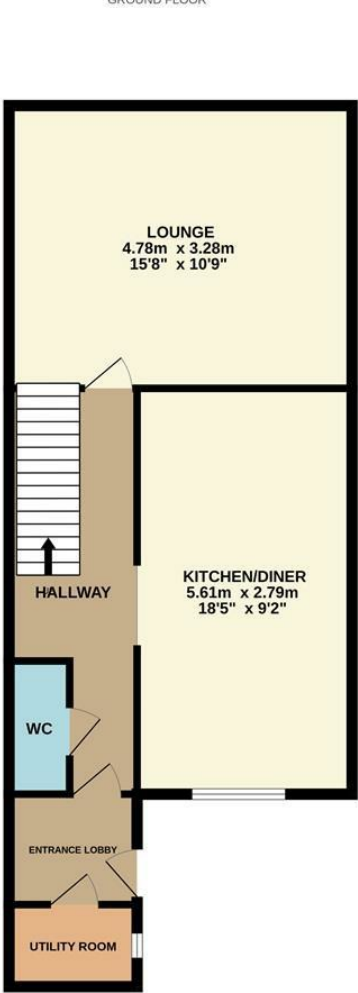
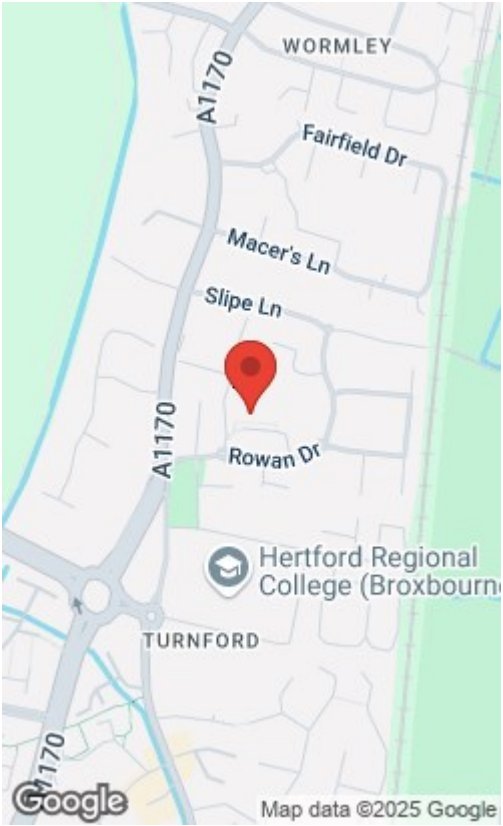
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
<i>Not energy efficient - higher running costs</i>					
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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