



17 Higgins Road, Cheshunt
Offers In Excess Of £635,000 Freehold



17 Higgins Road, Cheshunt

9 Lynton Parade, Turners Hill,
Cheshunt, Hertfordshire, EN8 8LF

01992 635735
www.kings-group.net

- FOUR BEDROOM DETACHED HOUSE
- FREEHOLD
- CHAIN FREE
- LARGE KITCHEN / DINER
- UTILITY ROOM
- SPACIOUS BEDROOMS
- EN-SUITE
- SPACIOUS REAR GARDEN
- INTERGAL GARAGE
- OFF STREET PARKING FOR UP TO 4 CARS

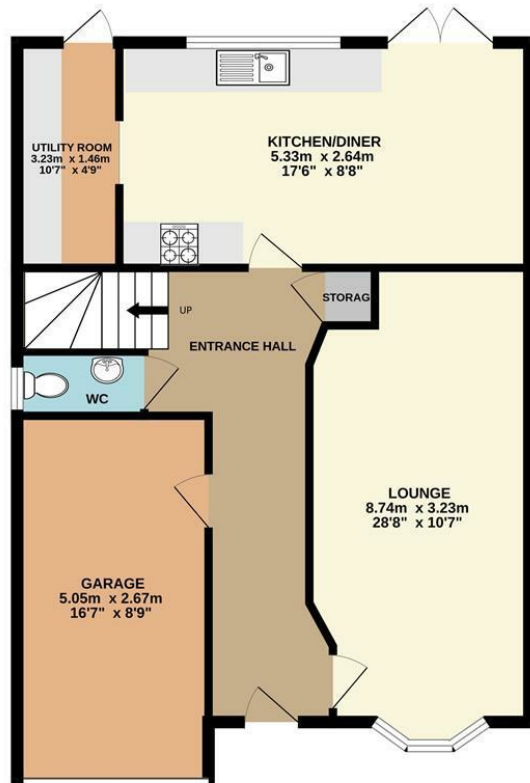
floor the property offers three double sized bedrooms with a En-suite to master bedroom and a single sized fourth bedroom and family bathroom. The property also has a spacious rear garden with side access, an integral garage which can be used for storage parking or can be converted into an additional living space (STPP). The property also offer off street parking for up to 4 cars.

Kings Group Cheshunt are delighted to offer this CHAIN FREE, FOUR BEDROOM DETACHED HOUSE located in the SOUGHT AFTER WEST CHESHUNT AREA!.

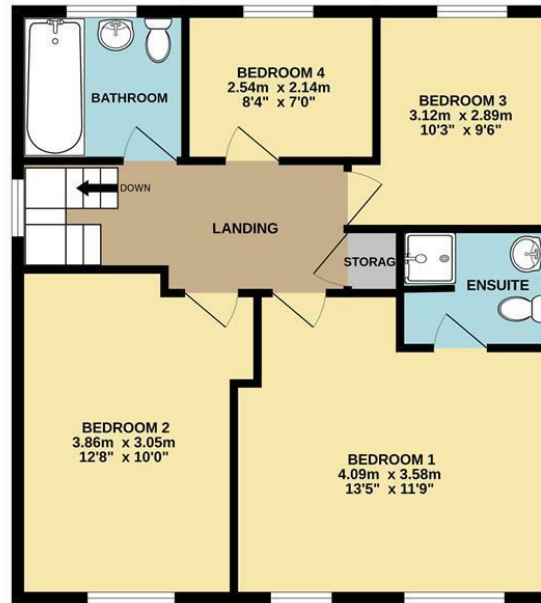
This spacious and bright family home is the ideal purchase for anyone looking for a beautiful family home, that offers all the extras a home needs for day to day life. Located in one of the areas most popular and desirable developments this property offers amazing links to some of the areas most popular and sought after schools, such as Flamstead End School (0.6 miles), Fairfield's Primary School and Nursery (0.6 miles), Goffs Academy (1 mile) and many more all within a short walk or drive away. In addition to the above Higgins Road also benefits from having easy access to the A10 and M25, offering easy commute links into London and the surrounding areas. For public transport links there are local bus stops just a stones throw away offering routes in both directions, along with Cuffley Train Station and Cheshunt Station both being under 2 miles away offering direct lines into London.

The property comprises of entrance hall, lounge, spacious kitchen/diner, utility room and downstairs WC. On the first

GROUND FLOOR



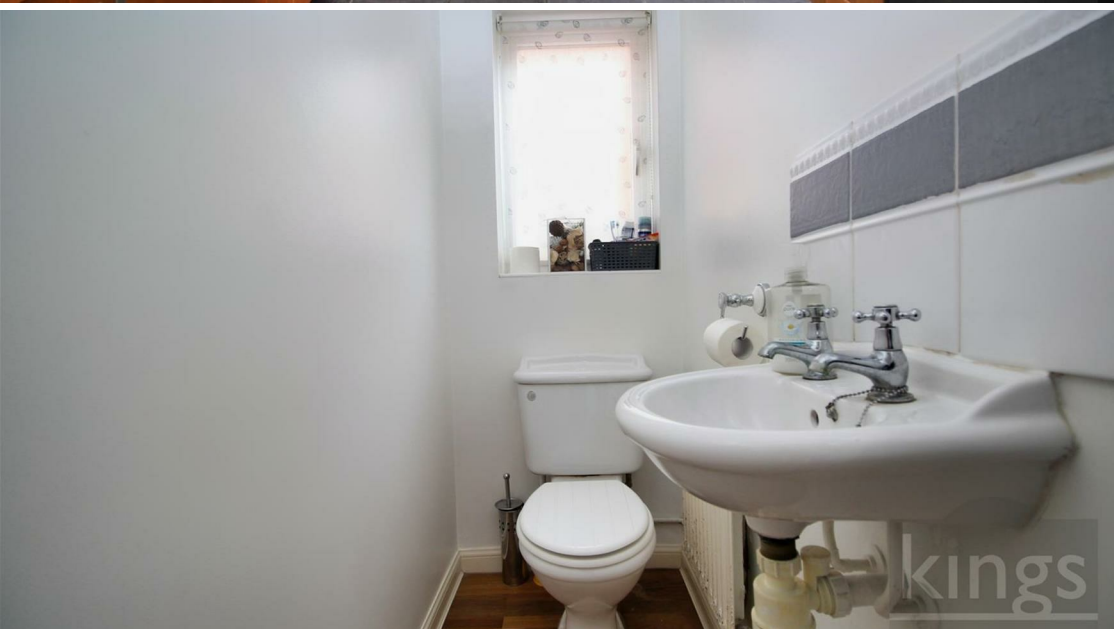
1ST FLOOR



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



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