

9 Lynton Parade  
Turners Hill  
Cheshunt  
Hertfordshire  
EN8 8LF

T: 01992 635735  
[www.kings-group.net](http://www.kings-group.net)



## Juniper Close, EN10 6HR



**£289,995 Leasehold**





Kings Group - Cheshunt are proud to offer this FANTASTIC THREE BEDROOM GROUND FLOOR FLAT LOCATED IN THE EVER POPULAR BROXBOURNE AREA

This three bedroom flat is the ideal purchase for a first time buyer looking to get their first property or a buy to let investor looking to make a good return on their investment. One of the many benefits this property offers is that access to the A10 and M25 is under 5 minutes and with easy to reach bus stops travelling to London and the surrounding areas is very easy. The property also gains from being located near local shops and amenities with Brookfield Shopping Centre being under one mile away there is a wide choice of supermarkets and retail shops to choose from just a stones throw away. Juniper Close also benefits from being located near some of the areas most popular primary and secondary schools such as Broxbourne School (1 mile), Wormley Primary School (1 mile), Hertford Regional College (0.4 miles), Longlands Primary School (0.5 miles) and many more all within walking distance.



The accommodation comprises of spacious lounge, modern kitchen, three bedrooms, newly fitted bathroom, on street parking, UPVC double glazed windows throughout, gas central heating throughout. Internal viewings are highly recommended to avoid disappointment please contact us on 01992 635 735.

#### **Bathroom 6.09 x 7.06**

heated towel rail, part tiled walls, tiled flooring, extractor fan, panel enclosed bath with electric shower, wash basin with mixer tap, low level WC



#### **Bedroom 1 8.09 x 12.05**

Double glazed side window, single radiator, tiled flooring, power points

#### **Bedroom 2 8.02 x 7.06**

Double glazed side window, single radiator, laminate flooring, built in storage cupboard, phone point, TV aerial point, power points

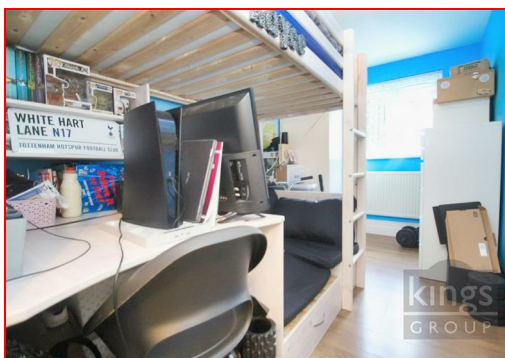


#### **Bedroom 3 6.04 x 13**

double glazed side window, single radiator, laminate flooring, phone point, TV aerial point, power points

#### **Lounge 10.09 x 16**

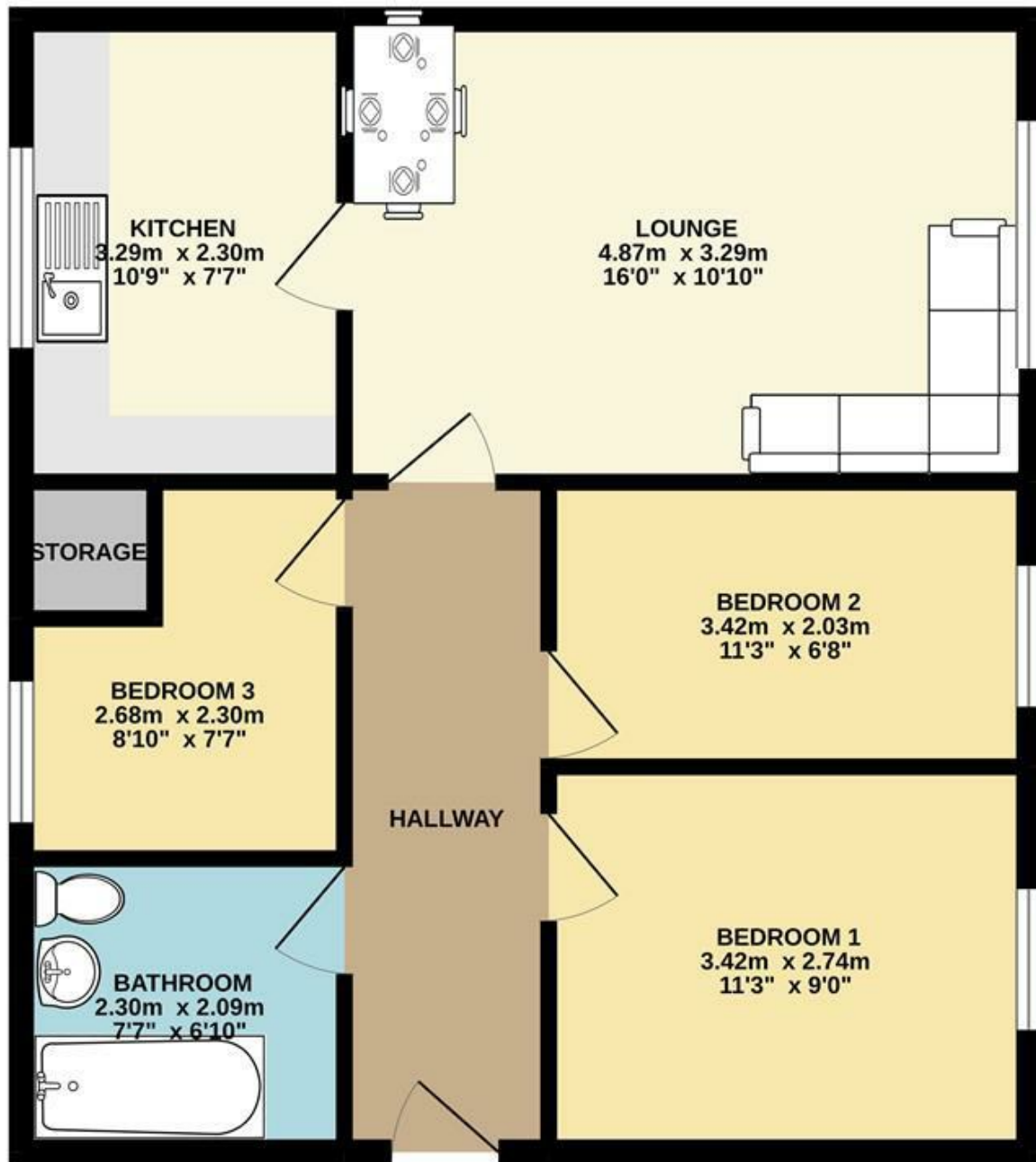
Double glazed side window, double radiator, laminate flooring, phone point, TV aerial point, power points



#### **Kitchen 10.09 x 7.10**

Double glazed side window, tiled floor, tiled splash backs, granite effect base units with roll top work surfaces, electric oven and hob, single drainer unit, power points

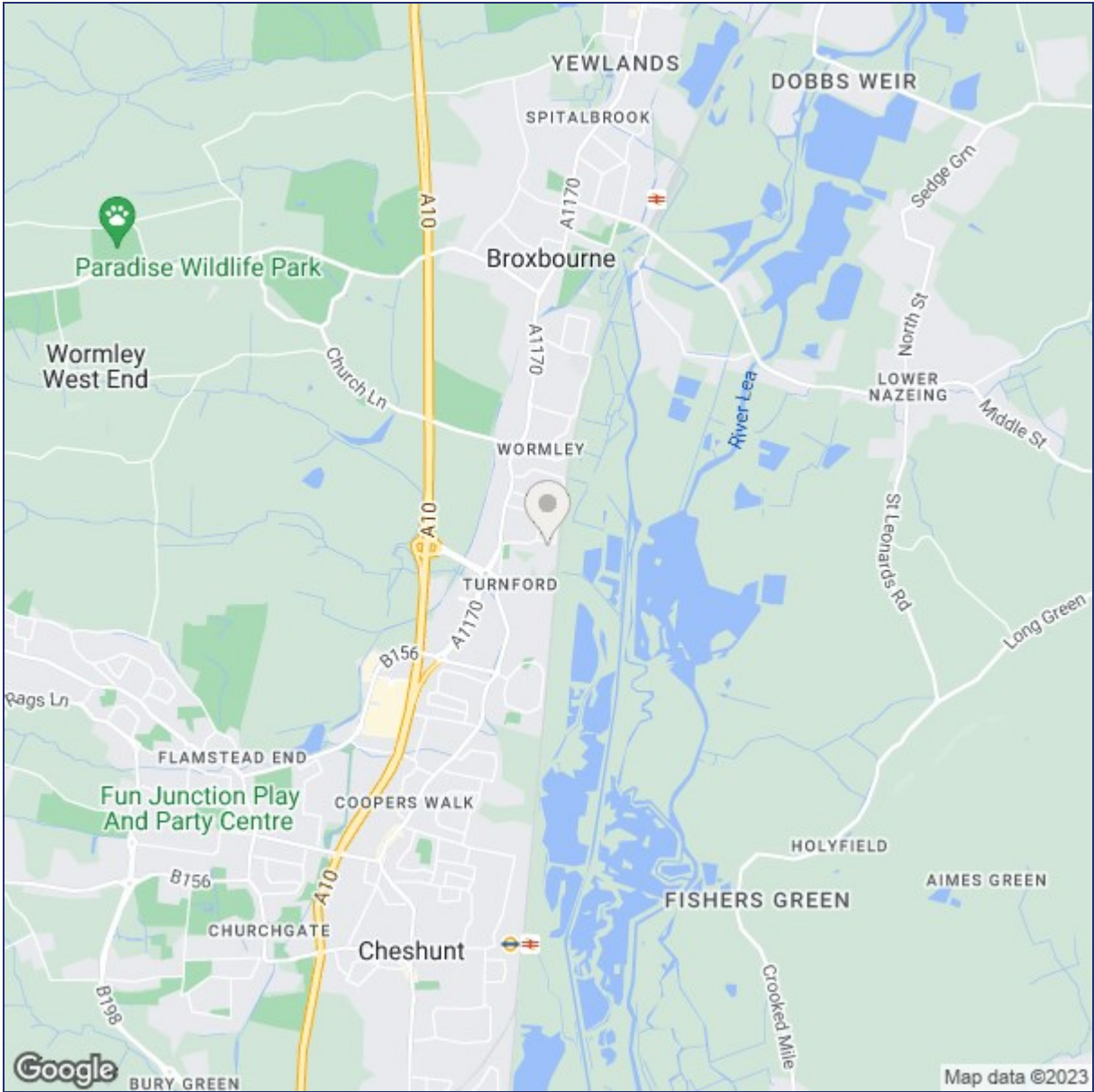
GROUND FLOOR  
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 57.8 sq.m. (622 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

