



Elgin Road, EN8 8QL
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this EXTENDED THREE / FOUR BEDROOM SEMI DETACHED HOUSE LOCATED IN A VERY SOUGHT-AFTER AREA OF CHESHUNT.

This property is the ideal purchase for a residential buyer looking for a bright and spacious family home that has the added benefit of being located near everything a property needs to grow in potential. It also offers great links to everything needed for day-to-day life. One major benefit the property has to offer is the access it has to transport links such as Cheshunt Station being just 0.9 miles away and with access to the A10 and M25 in under 5 minutes commuting to London and the surrounding areas is very easy. The property also offers local shops and amenities very close by with the Old Pond being 0.4 miles away there is a wide choice of supermarkets, high street shops and restaurants on offer. With Laura Trott Leisure Centre and Cheshunt Community Hospital close by, leaving you everything you need for day-to-day life right on your doorstep. Elgin Road is also very close to some of the area's most sought after schools such as Goff's Churchgate Academy (0.4 miles), Goff's Academy (1 mile), Dewhurst Primary (0.6 miles), Millbrook School (0.7 miles) and many more just walking distance away.

The accommodation comprises of entrance hall, lounge, kitchen/diner, office which can be used as a fourth bedroom, downstairs shower room, two double bedrooms and large single room, family shower room. Externally the property offers a large rear garden with side access and garage to rear and a front drive way for two cars. The property also has UPVC double glazed windows throughout and gas central heating throughout. We highly recommend internal viewings on this property so please contact us on 01992 625 735 to arrange a viewing.

Offers In Excess Of £490,000



- **THREE BEDROOM SEMI DEATCHED HOUSE**
- **EXTENDED**
- **SOUGHT AFTER LOCATION**
- **POTENTIAL TO EXTEND FURTHUR (STPP)**
- **WALKING DISTANCE TO CHESHUNT STATION**

Lounge 16'3 x 11'7 (4.95m x 3.53m)

UPVC double glazed window to front, laminate flooring, single radiator, electric fireplace and power points.

Dining Area 9'8 x 9 (2.95m x 2.74m)

Range of wall and base units, lino flooring, space for fridge/freezer, single radiator, power points.

Kitchen 12'7 x 9 (3.84m x 2.74m)

UPVC double glazed window to rear, UPVC double glazed door to rear leading to garden, sky light, lino flooring, range of wall and base units, sink and drainer unit, plumbed for washing machine, dishwasher and tumble dryer, gas hob and electric oven, power points.

Bedroom Four 12'7 x 9'2 (3.84m x 2.79m)

UPVC double glazed window to rear, UPVC double glazed door to rear leading to garden, laminate flooring, single radiator, power points.

En-Suite 7'5 x 9'2 (2.26m x 2.79m)

UPVC double glazed opaque window to side, lino flooring, electric shower, low level WC, hand wash basin, extractor fan.

Bedroom One 12'8 x 10'7 (3.86m x 3.23m)

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

Bedroom Two 10'7 x 10'7 (3.23m x 3.23m)

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

Bedroom Three 7 x 7 (2.13m x 2.13m)

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

- **FREEHOLD**
- **DRIVEWAY AND GARAGE**
- **SPACIOUS REAR GARDEN WITH SIDE ACCESS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**

Shower Room 8'3 x 7 (2.51m x 2.13m)

UPVC double glazed opaque window to rear, lino flooring, electric shower, low level WC, hand wash basin, extractor fan.

Garden

Mainly laid to lawn with plat and shrub borders, patio area, side access, garage to rear.





PANDORA

CERTIFICATION
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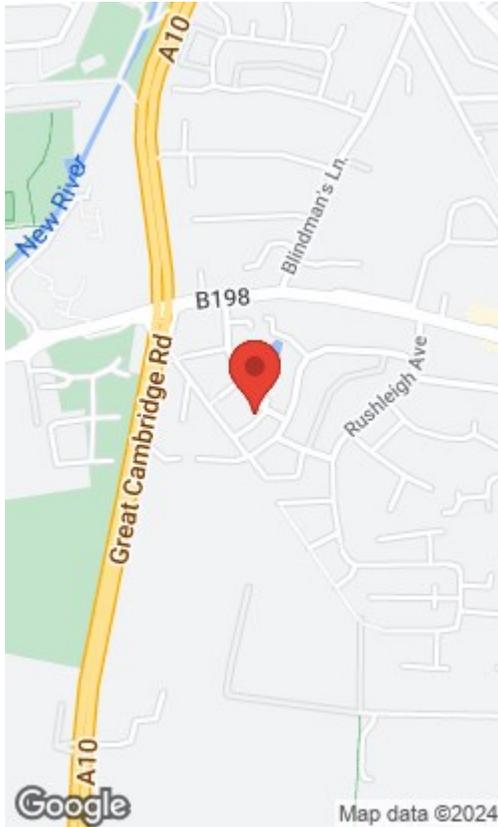
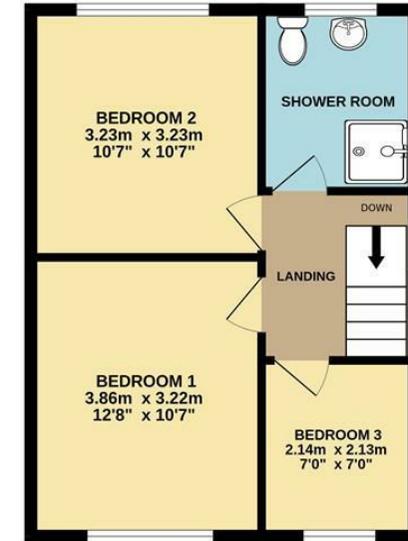
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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. Note: These details are correct at time of going to press.

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