



Lawrance Gardens, EN8 0AL
Waltham Cross

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Kings Group are delighted to present this SPACIOUS THREE BEDROOM TERRACED HOUSE, being sold CHAIN FREE !!

****GUIDE PRICE £350,000 - £375,000****

Entering the property, you are welcomed into a spacious entrance hall, providing access to the main living accommodation and stairs rising to the first floor.

To the left is the lounge, offering a comfortable and inviting reception space. Continuing through the property, you'll find the open-plan kitchen and dining area to the rear, creating a sociable and practical space for everyday family living and entertaining. The kitchen benefits from views and access towards the rear garden.

Heading upstairs, the first floor provides three bedrooms. There are two well-proportioned double bedrooms, along with a further single bedroom of a good, practical size. The floor is completed by a family bathroom.

Externally, the property benefits from a landscaped rear garden, providing a pleasant outdoor space for relaxing and entertaining. The garden also has rear access, leading to resident parking situated behind the property, offering convenient off-road parking.

Overall, this is a well-presented three-bedroom terraced home offering versatile living accommodation, an open-plan kitchen/diner and a landscaped rear garden with the added benefit of resident parking.

Guide Price £350,000



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **LANDSCAPED GARDEN TO REAR WITH REAR ACCESS**
- **SPACIOUS BEDROOMS**
- **EASY ACCESS TO CHESHUNT STATION**

- **FREEHOLD**
- **IDEAL FOR FIRST TIME BUYERS**
- **OPEN PLAN KITCHEN / DINER**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **NEAR LOCAL SHOPS AND AMENITIES**

Location

Located near town centre this family home is surrounded by everything a home owner needs in a new home. The property benefits from having local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business all just a short walk away, a new owner would struggle to find a better situated property for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital and Lea Valley Park.

Travel Links

Lawrence Gardens also offers fantastic commute links, with Cheshunt Station being under a 15 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. Alternatively you can use Theobalds Grove Station which is also just a 25 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

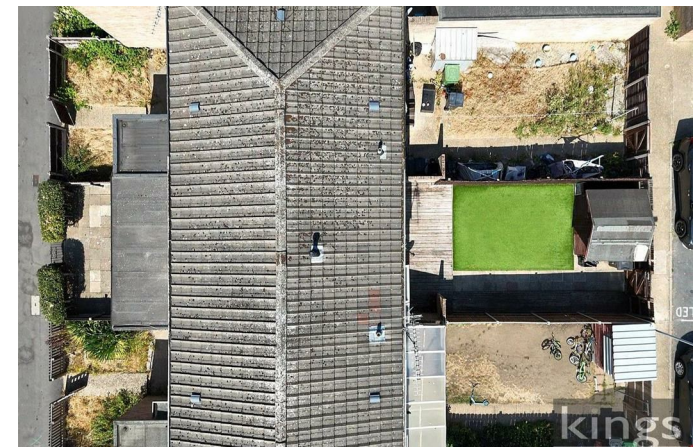
With the property being ideal home for families local schools may be an important criteria in your search which in addition to the above that Lawrence Gardens offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

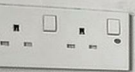
Additional Information

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

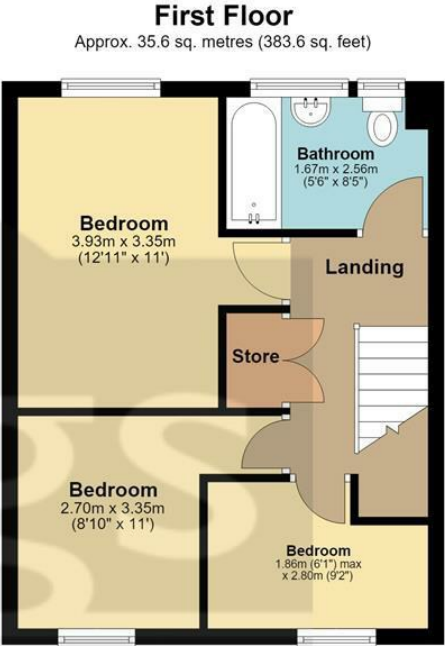
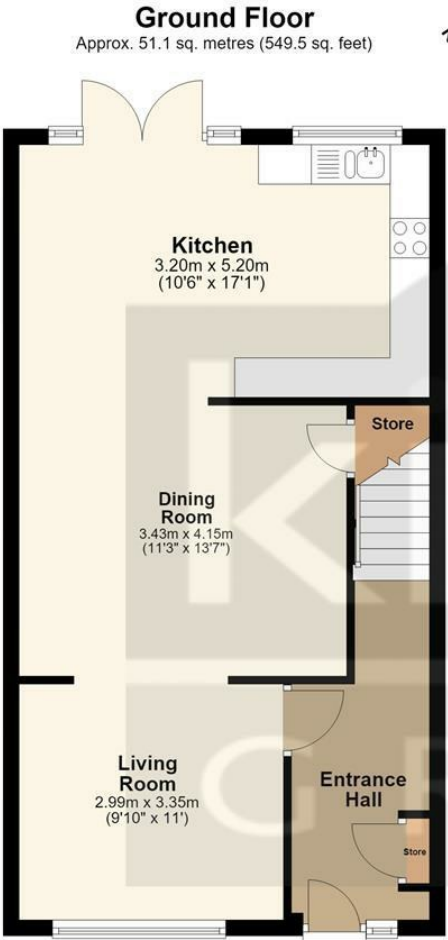
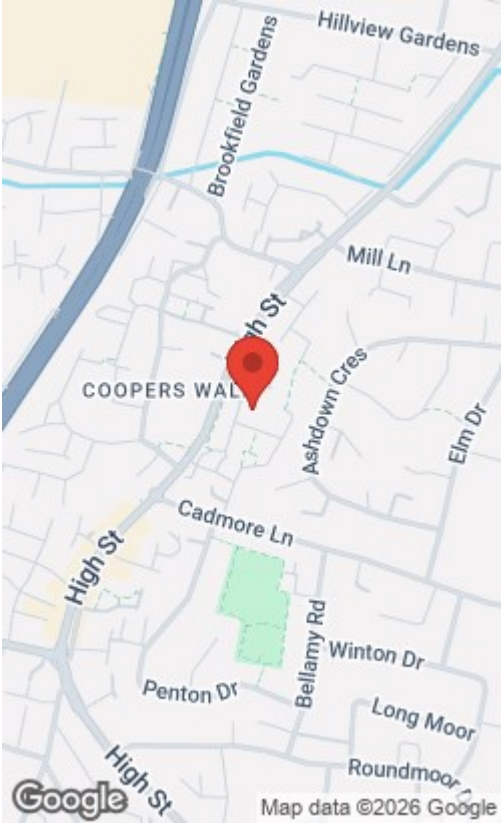








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 86.7 sq. metres (933.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Lawrence Gardens

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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