



Dickson, EN7 6HD  
Waltham Cross







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Kings Group - Cheshunt are delighted to offer this BEAUTIFUL FOUR BEDROOM SEMI DETACHED HOUSE, LOCATED IN THE SOUGHT AFTER WEST CHESHUNT AREA.

This family home is the ideal purchase for any growing family looking to upsize into a large extended home that is in turn key condition and offers amazing space for all the family. The property offers a new owner great transport links with both the A10 and M25 being accessible in under 10 minutes and with regular bus routes just a short walk away commuting to London and the surrounding areas is very easy. With the property being located in the popular West Cheshunt Area it gains from being located near some of the areas most popular schools such as Flamstead End School (0.6 miles), St Pauls Primary (0.9 miles), Goffs Academy (1.3 miles), Andres Lane Primary (1.3 miles) and many many more all within walking distance. Smarts Green also offers great links to Brookfield Shopping Centre with the retail park being just a 5 minute drive away there is a wide range of supermarkets and retail shops on offer.

The accommodation comprises of a ground floor created up by porch entrance, spacious lounge, large open plan kitchen/diner, play room which can also be used as a second reception room or dining room, conservatory, utility room and downstairs WC. on the first floor the property offers three double sized bedrooms and a larger then average fourth bedroom which would be suitable as a small double room and a large single sized bedroom. The property also has a large front driveway for up to 4 cars and a SOUTH FACING REAR GARDEN, which has the additional advantage of not being overlooked and backing onto fields offering a private and secluded sun trap garden.

This is not a property to miss out on to arrange an appointment please give us a call on 01992 635 735.

## Offers In Excess Of £550,000



- FOUR BEDROOM SEMI DETACHED HOUSE
  - TURN KEY CONDITION
  - LARGE LOUNGE
  - EXTENSIVE OFF ROAD PARKING
  - UTILITY AND PLAY ROOM
- FREEHOLD
  - BEAUTIFUL OPEN PLAN KITCHEN / DINER
  - FOUR SPACIOUS BEDROOMS
  - SOUTH FACING REAR GARDEN
  - CLOSE TO SOUGHT AFTER SCHOOLS







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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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		



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 is given 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.

9 Lynton Parade, Turners Hill, Cheshunt,  
Hertfordshire, EN8 8LF  
T: 01992 635735  
E:  
www.kings-group.net

