



Bury Green Road, EN7 5AG
Waltham Cross





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Bury Green Road, EN7 5AG

Kings Group are delighted to present this THREE BEDROOM TERRACED HOUSE, an ideal family home for any first time buyer!

****GUIDE PRICE £420,000 - £440,000****

Approaching the property, you're greeted by a front garden with a pathway leading to the front door. Stepping inside, you enter a welcoming entrance hall.

To your right is the spacious lounge, a bright and comfortable living area that flows seamlessly through to the open-plan kitchen/diner, creating an ideal space for both everyday family living and entertaining. The kitchen/diner can also be accessed directly from the entrance hall, offering a practical layout. From here, double doors open onto the rear garden, allowing plenty of natural light to fill the room and providing easy access to the outdoor space.

Heading upstairs to the first floor, you'll find three well-proportioned bedrooms, comprising two generous double bedrooms and a larger-than-average single bedroom, perfect as a child's room, guest room, or home office. The accommodation is completed by a modern family bathroom.

Externally, the property boasts a substantial rear garden featuring a patio seating area, ideal for outdoor dining and relaxing, alongside a generous lawn. There is also a useful brick-built storage shed and convenient side access, adding to the practicality of the outdoor space.

This fantastic home offers spacious and versatile accommodation throughout, making it an excellent choice for first-time buyers, growing families, or those looking to upsize.

Guide Price £420,000



- **THREE BEDROOM TERRACED HOUSE**
 - **IDEAL FOR FIRST TIME BUYERS**
 - **SPACIOUS BEDROOMS**
 - **WELL PRESENTED THROUGHOUT**
 - **EASY ACCESS TO A10 AND M25**
- **FREEHOLD**
 - **POTENTIAL TO EXTEND STPP**
 - **SIDE ACCESS**
 - **CLOSE TO POPULAR SCHOOLS**
 - **EASY ACCESS TO CHESHUNT TRAIN STATION**

Location
Bury Green Road is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links
Bury Green Road also offers fantastic commute links, with Cheshunt Station being under a 35 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 30 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.

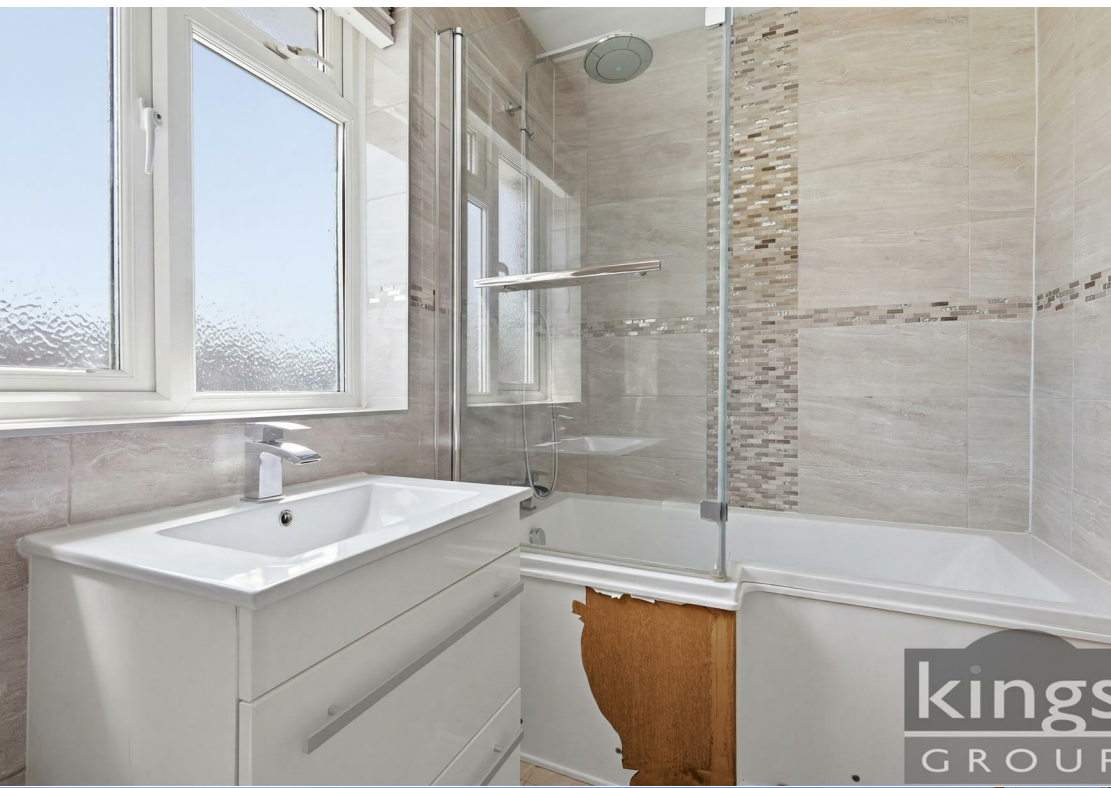
Local Schools
With the property being ideal for families, local schools may be an important criteria in your search which in addition the above that Bury Green Road offers, you also have some of the areas most sought after and popular schools such as St Mary's Church of England High School (VA), Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-School and many more all within a short walk or drive away.

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low
EPC - Awaiting up to date Rating











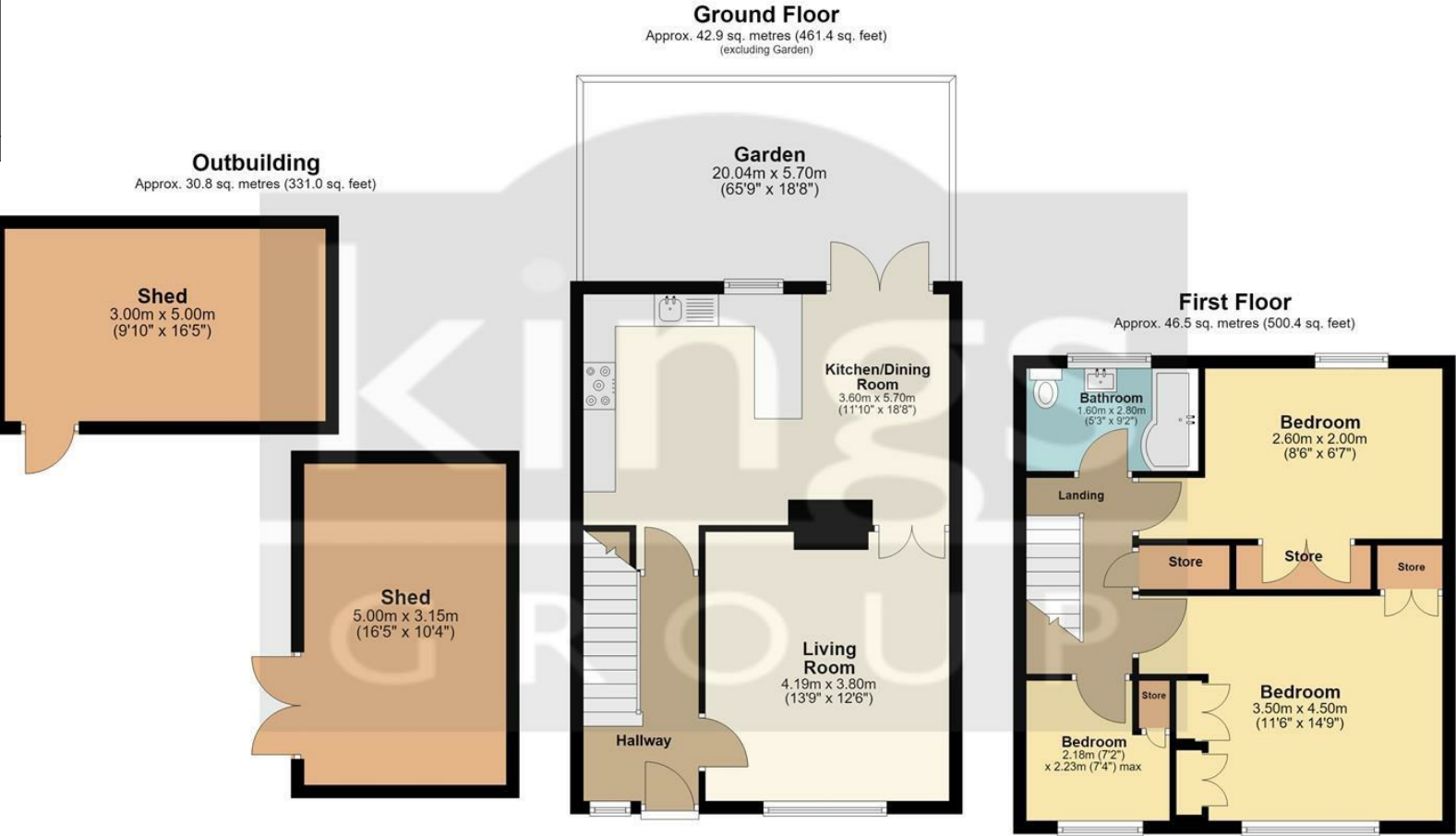
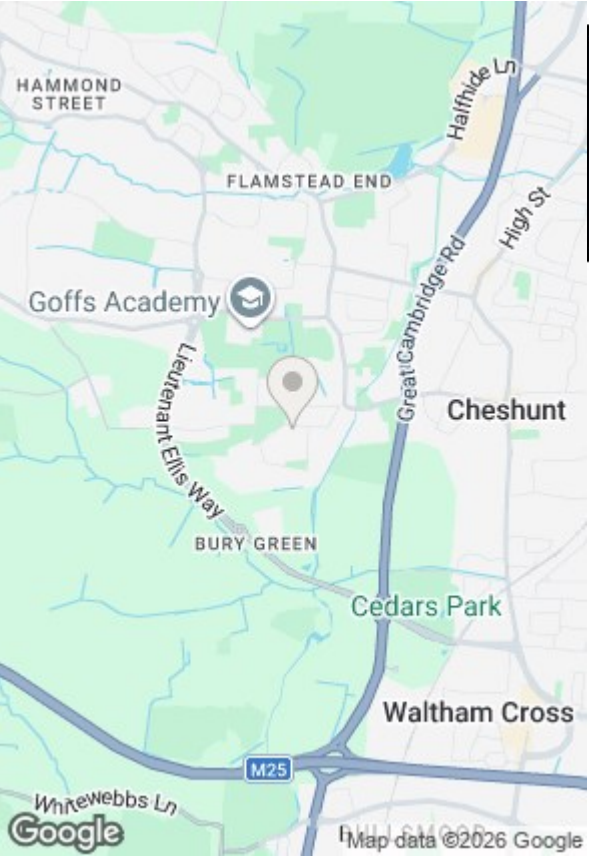


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



Total area: approx. 120.1 sq. metres (1292.8 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.

Bury Green Rd

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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