



Herongate Road, EN8 0TY
Waltham Cross

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Kings Group Cheshunt are delighted to offer this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE.

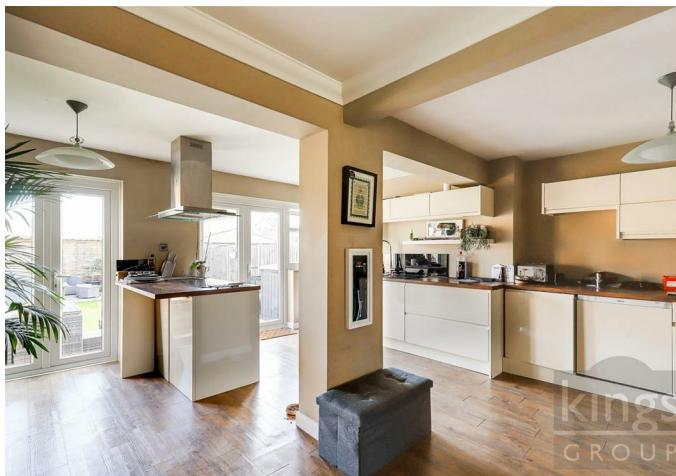
As you approach this charming semi-detached home, you are greeted by a well-maintained frontage. The entrance is sheltered by a small porch, leading into a welcoming hallway. Just off the hallway, there is a convenient downstairs WC, ideal for guests and family use. To the front of the house is the through lounge, a bright and airy space that benefits from natural light streaming in through the window at the front. The room extends towards the rear, creating a spacious living and dining area, perfect for entertaining or relaxing with family. Moving towards the back of the house, you find the extended kitchen/diner, a stunning space that has been designed for modern living. The kitchen is fitted with sleek, contemporary units, integrated appliances, and generous worktop space. The dining area offers ample room for a large table and chairs, with patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

Heading upstairs, the first floor comprises three well-proportioned bedrooms. The master bedroom, positioned at the front of the house, is a spacious and inviting room with a large window allowing plenty of natural light. The second bedroom, located at the rear, offers a peaceful retreat overlooking the garden. The third bedroom, positioned at the front, is a versatile space, perfect as a child's room, guest bedroom, or home office. Completing the first floor is the family bathroom, a modern featuring a bath with an overhead shower, a washbasin, and a WC.

Outside, the rear garden provides a private and tranquil space, with a combination of lawn and patio areas, ideal for summer barbecues or relaxing in the sun.

Internal Viewings are highly recommended.

£485,000



- THREE BEDROOM SEMI DETACHED HOUSE
- FREEHOLD
- EXTENDED
- EASY ACCESS TO A10 AND M25
- WALKING DISTANCE TO CHESHUNT STATION

- CHAIN FREE
- IDEAL FAMILY HOME
- CLOSE TO POPULAR SCHOOLS
- SPACIOUS THROUGH LOUNGE
- CLOSE TO LOCAL SHOPS AND AMENITIES

Location

Located in one of the areas most popular residential areas, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Herongate Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops Herongate is also a stones throw away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Herongate Road also offers fantastic commute links, with Cheshunt Station being under a 20 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 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 for a family, local schools may be an important criteria in your search which in addition to the above that Herongate Road offers, you also have some of the areas most sought after and popular schools such as Churchfield Church of England Academy, Haileybury Turnford, Longlands Primary School and Nursery, Goffs Academy and many more all within a short walk or drive away.





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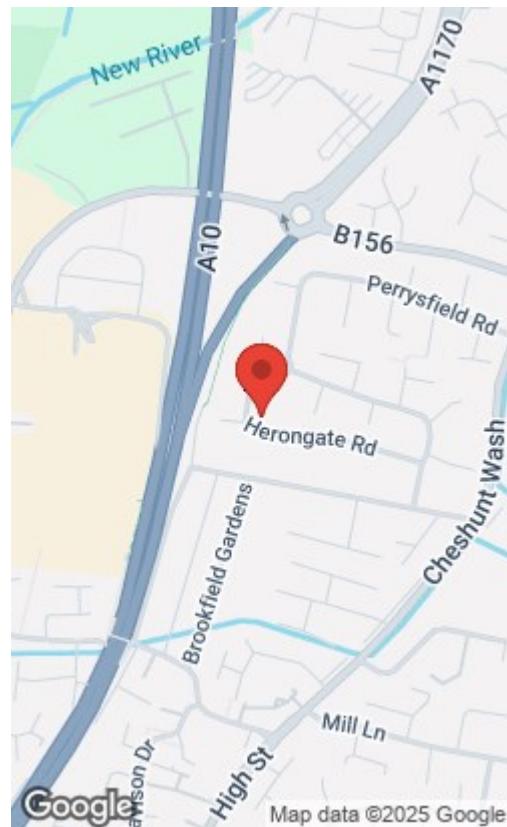


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Rating	CO2 Emissions Range	EU Directive
Very environmentally friendly - lower CO2 emissions	(92 plus A)	Current EU Directive 2002/91/EC
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-26) G	
Not environmentally friendly - higher CO2 emissions		



Approximate Gross Internal Floor Area : 101.40 sq m / 1091.46 sq ft
Garage Area : 20.20 sq m / 217.43 sq ft

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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