



**24 Foresters Close Rags Lane, Cheshunt**  
**£425,000 Freehold**



# 24 Foresters Close Rags Lane, Cheshunt

9 Lynton Parade, Turners Hill,  
Cheshunt, Hertfordshire, EN8 8LF

01992 635735  
[www.kings-group.net](http://www.kings-group.net)

- TWO BEDROOM LINK DETACHED HOUSE
- CHAIN FREE
- DRIVEWAY AND GARAGE
- BRIGHT AND SPACIOUS
- FREEHOLD
- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- APPROX 70FT WEST FACING REAR GARDEN
- EASY ACCESS TO A10 AND M25
- CLOSE TO SOUGHT AFTER SCHOOLS

Kings Group Cheshunt are delighted to offer this CHAIN FREE, TWO BEDROOM LINK DETACHED HOUSE located in the SOUGHT AFTER WEST CHESHUNT AREA!.

This spacious and bright family home is the ideal purchase for any first time buyer looking for a beautiful family home, that offers all the extras a home needs for day to day life. Located in one of the areas most popular and desirable developments this property offers amazing links to some of the areas most popular and sought after schools, such as Flamstead End School (0.5 miles), Fairfield's Primary School and Nursery (0.5 miles), Goffs Academy (1 mile) and many more all within a short walk or drive away. In addition to the above Foresters Close also benefits from having easy access to the A10 and M25, offering easy commute links into London and the surrounding areas. For public transport links there are local bus stops just a stones throw away offering routes in both directions, along with Cuffley Train Station and Cheshunt Station both being under 2 miles away offering direct lines into London.

The property comprises of a porch entrance, bright and spacious lounge, modern kitchen/diner with double doors to rear leading to Approx 70ft West Facing Rear Garden, two double sized bedrooms and the family bathroom. The property also has a front driveway for two cars and a garage to the side for an additional parking space. This fantastic property also offers great potential to be extended with neighbouring houses extending to both rear and side this property can be grown into the perfect forever home. This is a must see house to avoid missing out please give us a call on 01992 635 735 to arrange an appointment.

## Lounge 15'8 x 11'10 (4.78m x 3.61m)

Double glazed window to front, wood veneer flooring, TV aerial point, stairs to first floor with under stairs storage cupboard, radiator.

## Kitchen / Diner 9'2 x 11'10 (2.79m x 3.61m)

Double glazed windows to rear, double glazed UPVC french doors to rear garden. fitted with a range of wall and base units with roll top work surfaces over incorporating stainless steel sink unit with mixer tap, integrated oven, gas hob, extractor, plumbing for washing machine, integrated fridge/freezer and dishwasher, vinyl flooring, radiator, TV aerial point.

## Bedroom One 9'1 x 11'10 (2.77m x 3.61m)

Double glazed window to rear, fitted mirror fronted wardrobes, radiator, TV aerial point.

## Bedroom Two 7'2 x 11'10 (2.18m x 3.61m)

Double glazed window to front, access to loft space, fitted mirror fronted wardrobes, radiator, coved ceiling.

## Bathroom

Double glazed window to side, fitted with a three piece suite comprising of a low level W.C with push button flush, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate power shower above, tiled floor, heated towel rail, tiled splash backs, storage cupboard.

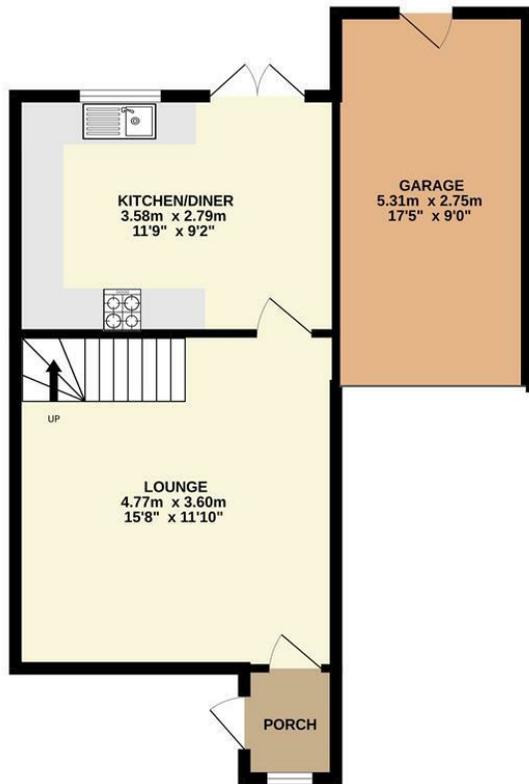
## Garage

Up and over door with power and light connected, single door to rear leading to garden.

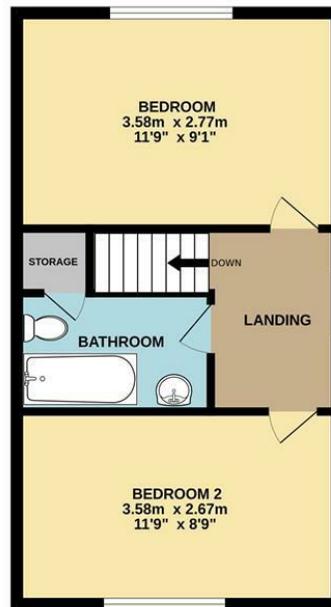
## Garden approx 70ft (approx 21.34mft)

West facing landscaped garden, mainly laid to lawn, patio area, well stocked flower and shrub beds, outside light and tap.

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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