

Ashdown Crescent, EN8 0RS
Waltham Cross

kings GROUP


22

Ashdown Crescent, EN8 0RS

Kings Group Cheshunt are delighted to offer this BEAUTIFUL THREE BEDROOM SEMI DETACHED HOUSE, being offered as CHAIN FREE !!.

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, complemented by off-street parking, an extended ground floor and a generous rear garden.

Approaching the property, a driveway to the front provides off-street parking for up to two vehicles. Stepping inside, the entrance hall provides access to the main ground-floor accommodation.

To the left is a spacious open-plan lounge/diner, creating an excellent area for both relaxing and entertaining, with plenty of space for comfortable seating as well as a family dining table. Off the lounge is a convenient downstairs WC.

Continuing towards the rear of the property, the home has been extended to create a generously sized kitchen overlooking and providing access to the rear garden. The extension adds valuable additional living space and makes the ground floor particularly well suited to modern family life.

Heading upstairs, the first floor offers three spacious bedrooms, comprising two well-proportioned double bedrooms and a larger-than-average single bedroom, making an ideal child's room, guest bedroom or home office. Completing the first floor is the family bathroom.

Externally, the property benefits from a good-sized rear garden with convenient side access. The garden is mainly laid to lawn, providing plenty of space for children and families to enjoy, while a patio area offers an ideal setting for outdoor dining, entertaining and relaxing during the warmer months.

£530,000









- DRIVEWAY & GARAGE
- EXTENDED
- DOWNSTAIRS WC
- IDEAL FAMILY HOME
- EASY ACCESS TO THE A10 & M25
- CHAIN FREE
- FREEHOLD
- INTERNALLY SPACIOUS
- THREE BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO CHESHUNT STATION

Location

Located near town centre this family home is surrounded by everything a home owner needs in a new home. Ashdown Crescent 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 proeprty 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

Ashdown Crescent 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 the above that Ashdown Crescent 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 - E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC - D

















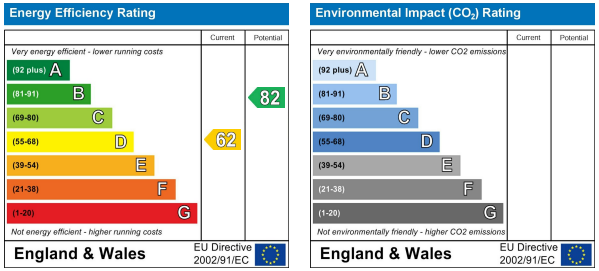




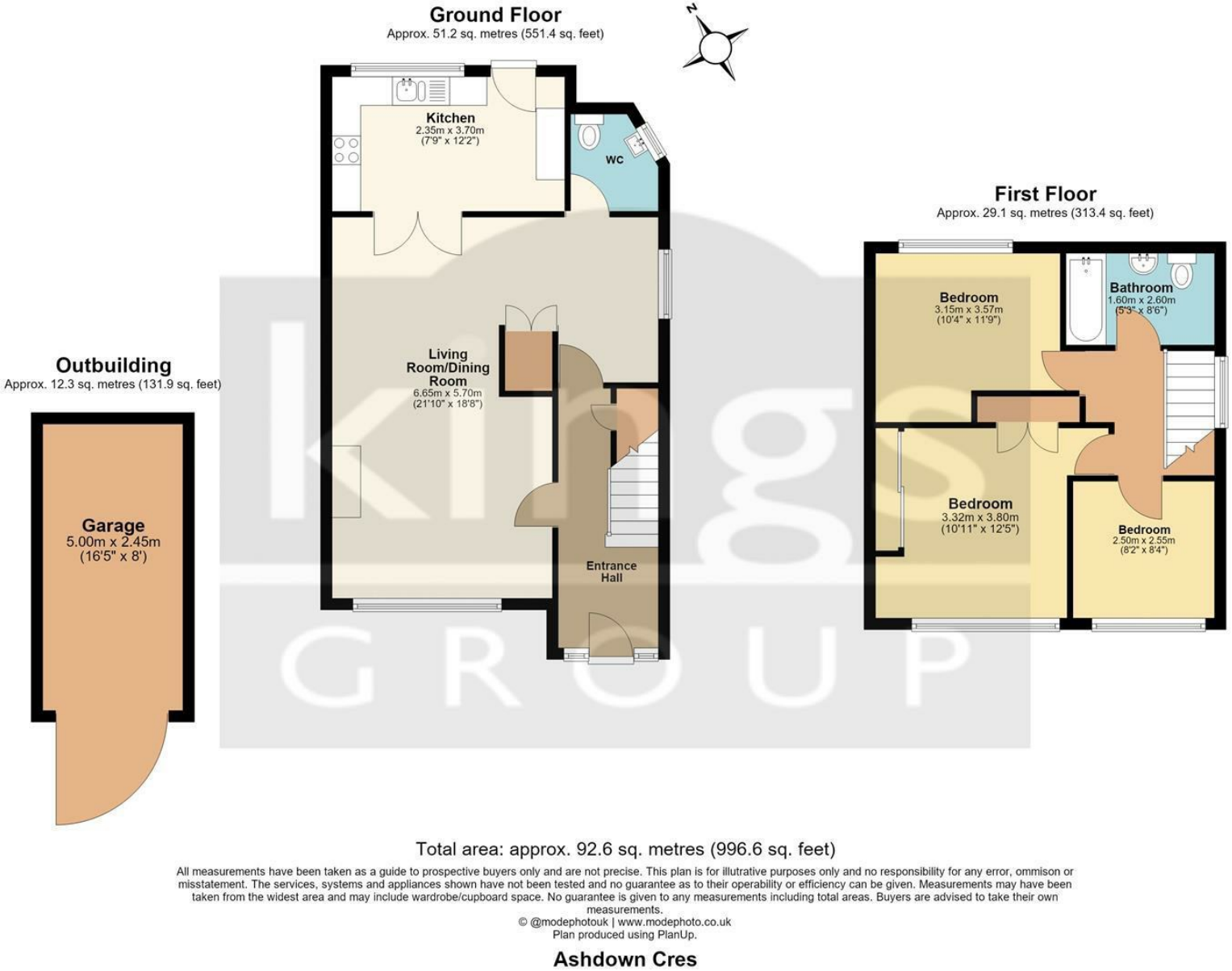












Total area: approx. 92.6 sq. metres (996.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Ashdown Cres

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