

Elderbek Close, EN7 6HT
Waltham Cross

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Kings Group - Cheshunt are delighted to offer this SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW LOCATED IN THE POPULAR WEST CHESHUNT AREA

This spacious property is an ideal purchase for any buyer looking for a ready to move into home which is in prime location for the area due to it having great transport links with the A10 and M25 both being accessible within a 10 minute drive from the front door providing great links to London and the surrounding areas. This property also benefits from being near some of the areas most sought after school such as Goffs Academy (0.5 miles), Bonneygrove Primary School (0.9 miles), Andrews Lane Primary School (0.6 miles) and many more within a 1 mile distance. With the property being located in West Cheshunt it benefits from being located near local shops and amenities such as Brookfield Shopping Centre, Cheshunt Park and Golf Centre, Brookfield Fishing Lake and Whithern Park all being within a 15 minute walk providing you with a wide choice of shops and open fields for shopping, walks and outdoor activities.

The accommodation comprises of porch entrance, spacious lounge, large kitchen / diner, two double sized bedrooms, family bathroom, separate WC and conservatory. Externally the property offers both a front and rear garden. In addition to the above the property also has UPVC double glazed windows throughout and an abundance of internal storage cupboards. We highly recommended internal viewings on this fantastic property so please contact us on 01992 635 735 to avoid disappointment.

£460,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
- SOUGHT AFTER EN7 POSTCODE
- TWO DOUBLE SIZED BEDROOMS
- CONSERVATORY
- SEPERATE WC

- QUITE CUL-DE-SAC LOCATION
- INTERNALLY SPACIOUS
- LARGE KITCHEN / DINER
- ABUNDANCE OF STORAGE
- FRONT AND REAR GARDENS





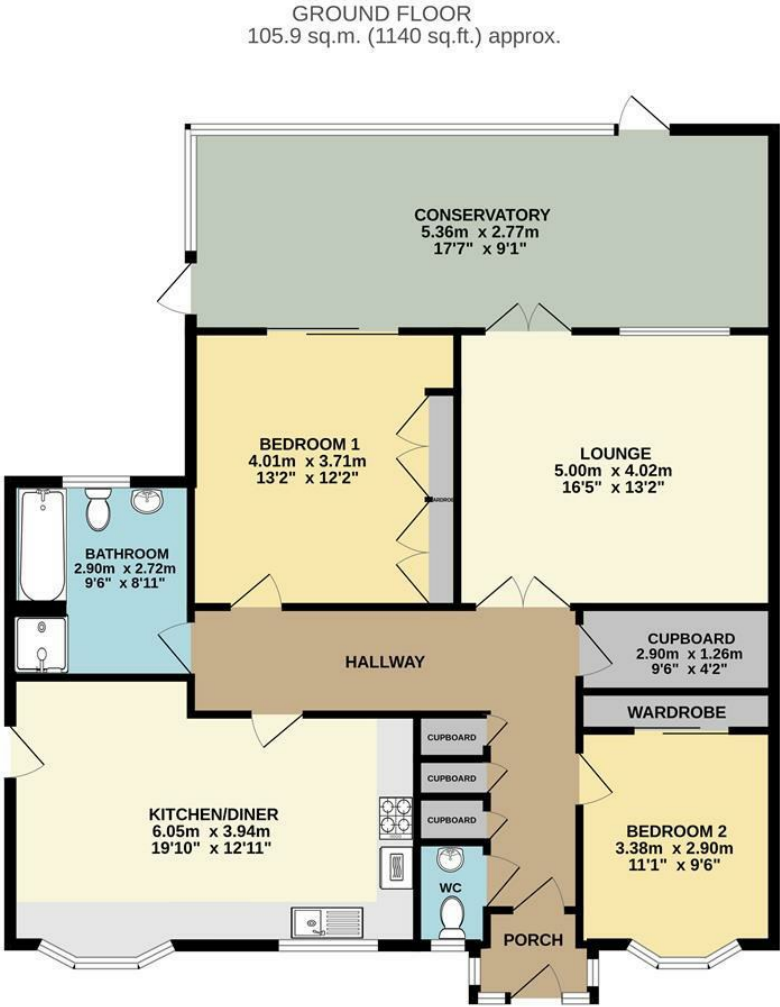
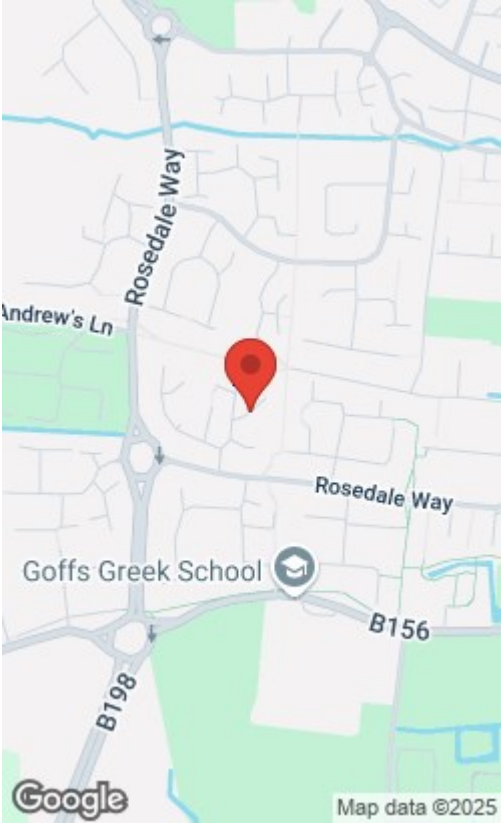
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 105.9 sq.m. (1140 sq.ft.) approx.
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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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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