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Cheshunt EN8 8LF
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Thomas Rochford Way, Waltham Cross, EN8 0XG



Offers In The Region Of £475,000

This family home is the ideal purchase for any first time buyer looking to benefit from the stamp duty holiday or any residential buyer looking to purchase a ready to move into home that has huge potential. The property offers a new owner a wide range of benefits such as having easy access to the A10 and M25 with both main roads being accessible in under 10 minutes offering great links to London and the surrounding areas, there is also the bonus of having local bus stops just a stones throw away and Cheshunt Station just a short drive away. Mortimer Gate also benefits from being surrounded by some of the areas most popular and sought after schools such as Churchfield Primary (0.3 miles), Millbrook School (1.2 miles), Hertford Regional College (0.8 miles), Goffs Churchgate Academy (1.8 miles) and many more all within a short drive or walking distance. Local shops are also never far away with Brookfield Shopping Center being just 1 mile away offering a wide range of supermarkets and retail shops to choose from and with high street shops also being a short walk away everything a new owner will ever need is just a short trip away.

Entrance Hall

wood style laminate flooring, single radiator

Lounge

15'2 x 12'1 (4.62m x 3.68m)

UPVC double glazed bay window to front, wood style laminate flooring, single radiator, marble fireplace feature, power, TV and telephone points.

Dining Room

9'8 x 8 (2.95m x 2.44m)

UPVC double glazed sliding doors to rear, wood style laminate flooring, single radiator, power points.

Kitchen

11'3 x 7'7 (3.43m x 2.31m)

UPVC double glazed window to rear, UPVC double glazed frosted door to side, tiled floor, single radiator, storage cupboard, range of wall and base units with roll top worksurfaces, sink and drainer unit, gas cooker and built in oven with extractor hood, integrated washing machine, plumbed for dishwasher, space for fridge/freezer, power points.

Conservatory

16'2 x 8 (4.93m x 2.44m)

UPVC double glazed windows to rear and side, UPVC double glazed double doors to rear, side access door to garage, tiled floor, power points.

First Floor Landing

UPVC double glazed opaque window to side, carpet, loft access with loft ladder, airing cupboard.

Bedroom One

15'2 x 8'8 (4.62m x 2.64m)

UPVC double glazed bay window to front, carpet, single radiator, built in wardrobes, power and TV points.

En-Suite

Tiled walls and floor, low flush WC and hand wash basin.

Bedroom Two

11'3 x 8'8 (3.43m x 2.64m)

UPVC double glazed window to rear, carpet, single radiator, power points.

Bedroom Three

10'2 x 6'3 (3.10m x 1.91m)

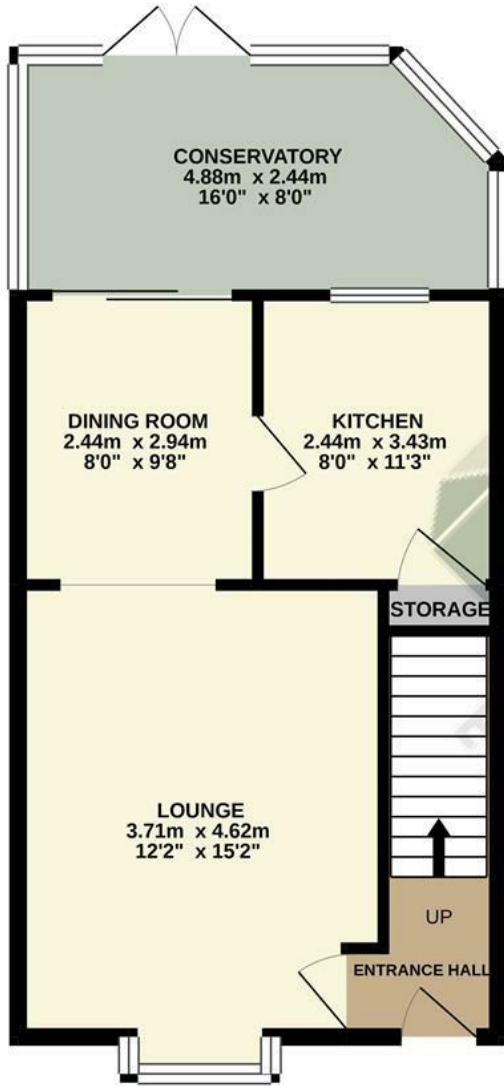
UPVC double glazed window to front, carpet, single radiator, power points.

Bathroom

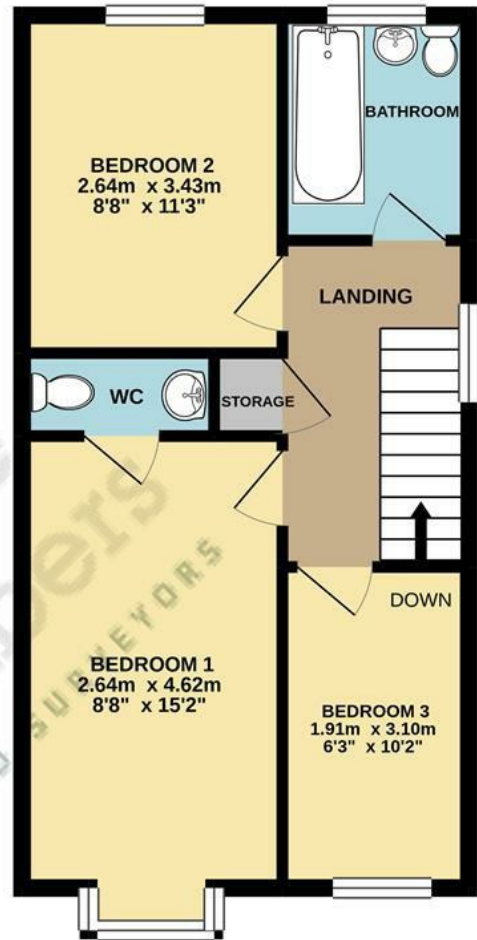
UPVC double glazed opaque window to rear, tiled walls and floor, single radiator, extractor fan, three piece bathroom suite comprising of panel enclosed bath with shower attachment, low level WC, hand wash basin, shaver point.



GROUND FLOOR
48.6 sq.m. (523 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 89.4 sq.m. (962 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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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		



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