



Tilekiln Close, EN7 5RE  
Waltham Cross





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# Tilekiln Close, EN7 5RE

Kings Group - Cheshunt are proud to offer this FANTASTIC FOUR BEDROOM DETACHED HOUSE IN THE HIGHLY SOUGHT AFTER AREA OF WEST CHESHUNT.

This well maintained, well presented and spacious family home is ideal family home as it benefits from being near some of the most sought after schools in the area such as Goffs Academy (0.5 miles), St Marys Secondary School (1.2 miles), Bonneygrove Primary School (0.8 miles), Fairfield primary school (1 mile) and many more. There is also the bonus of having easy access to the A10 and M25 offering you easy access to London and the surrounding areas. With this property being located in a cul-de-sac it offers you a very quiet and rarely used road giving you the peace and quiet you look for after a busy day at work with the added bonus of the local parks being the closest and Cheshunt Park and Golf Center (1.5 miles) being just a short drive. There is also the benefit from being near the Brookfield Shopping Center with the Local Shops and Supermarkets being only a 10 Minute drive away.

The accommodation comprises of a large entrance hall, open plan lounge, separate dining room, kitchen, utility room, four double bedrooms with an en-suite in both the master and second bedroom, a three piece bathroom suite and a rear garden. The property further benefits from having A DRIVEWAY WITH SPACES FOR UP TO THREE CARS along with an integral garage for additional or storage Internal viewing is highly recommended – please call to book an appointment on 01992 635 735.

£650,000



- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- FOUR SPACIOUS BEDROOMS
- DRIVEWAY AND INTERGAL GARAGE
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- IDEAL FAMILY
- 2 X EN-SUITES AND FAMILY BATHROOM
- LARGE LOUNGE WITH SEPERATE DINING ROOM
- CLOSE TO SOUGHT AFTER SCHOOLS





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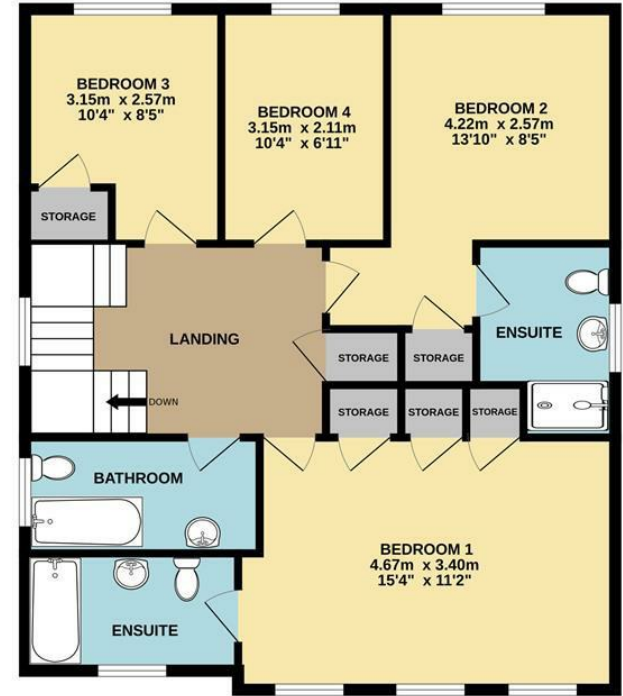
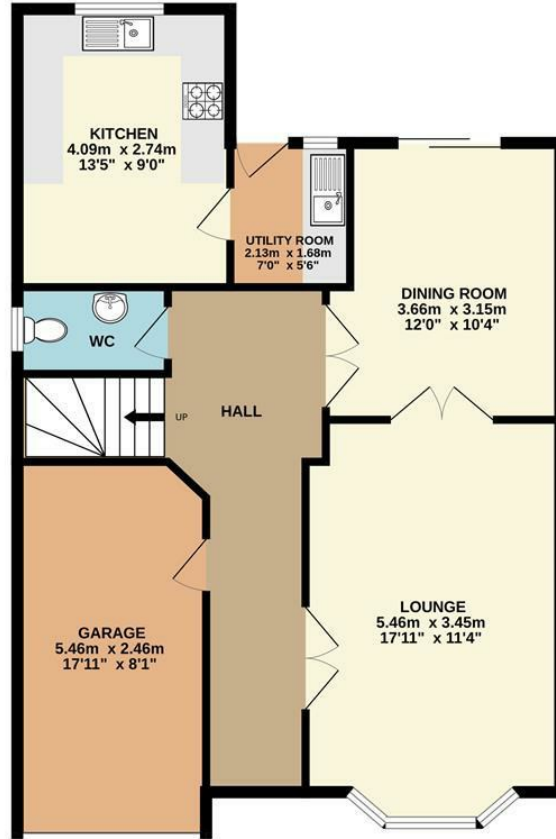
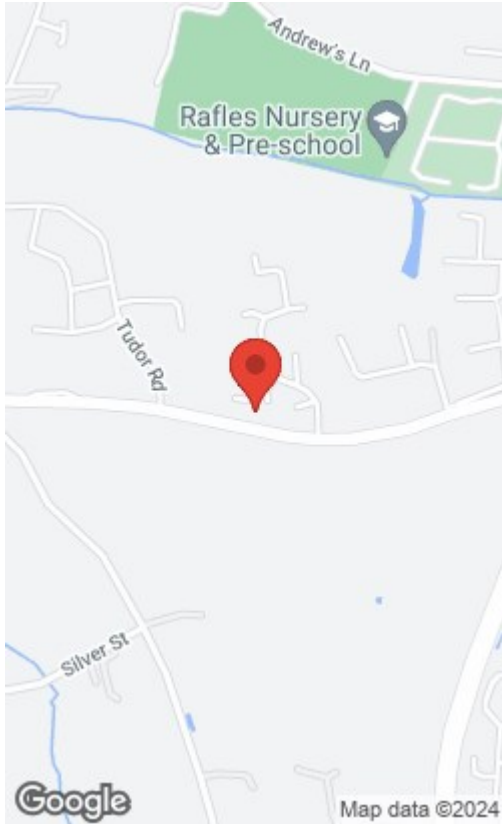


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
74.8 sq.m. (805 sq.ft.) approx.

1ST FLOOR  
66.6 sq.m. (717 sq.ft.) approx.



TOTAL FLOOR AREA : 141.4 sq.m. (1522 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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