



Rainer Close, EN8 9QJ
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this EXTENDED FOUR BEDROOM DETACHED HOUSE LOCATED IN THE HEART OF CHESHUNT.

This beautiful property is the ideal purchase for any buyer looking for a ready to move into home that has everything a family home needs. Rainer Close offers great links for commuting to London and the surrounding areas with both the A10 and M25 being accessible in under 5 minutes and with Cheshunt Station being just 1 mile away and regular bus stops just walking distance from the property there is a wide choice of transport on offer that can be used for commuting. The property also gains from being located near some of Cheshunt's most popular primary and secondary schools such as Burleigh Primary School (0.1 miles), Millbrook School (0.5 miles), Goffs Churchgate Academy (0.6 miles), Goffs Academy (1 mile) and many more all within walking distance. Local shops and amenities are also just a short walk from the property with the Old Pond being just 0.5 miles away offering local shops and local amenities such as Tesco, Post office, high street banks, local restaurants and cafes, Laura Trott Leisure Centre and Cheshunt community hospital, Brookfield Shopping Centre is also just short drive away offering more supermarkets and retail shops to choose from.

The accommodation comprises of large and welcoming entrance hall, spacious lounge / diner which has been extended to the rear creating even more space downstairs, modern kitchen and downstairs WC. On the first floor you will find four spacious bedrooms with an En-Suite in the master bedroom and the family bathroom. To the exterior the property offers a large home office at the back of the garden which has its own kitchen area and WC to the front there is a driveway for three cars and a garage to the rear access via the side of the house. We highly recommend internal viewings on this fantastic family home, to arrange a viewing and to avoid disappointment please contact us on 01992 635 735.

£600,000



- **FOUR BEDROOM DETACHED HOUSE**
- **BEAUTIFUL CONDITION**
- **LARGE HOME OFFICE**
- **EN-SUITE**
- **EASY ACCESS TO CHESHUNT STATION**

Lounge / Diner 18'6" x 22'2" (5.64 x 6.76)

UPVC double glazed window to side, 6 panel aluminium bi-fold doors to the rear leading to garden, ceramic tiled floor, feature fireplace with stone surround and slate hearth, 3 radiators, 2 with decorative covers, wall lights, air conditioning unit.

Kitchen 13'4 x 7'10 (4.06m x 2.39m)

UPVC Double glazed window to the front, opaque double glazed composite stable door to the garden, inset spotlights to ceiling, porcelain tiled floor, range of wall and base fitted units with oak veneer worktops over incorporating 1 1/2 bowl ceramic sink with mixer tap and drainer. 5 ring gas hob, neff double oven, bosch stainless steel extractor fan, space for an American fridge freezer. Integrated dishwasher. Glass splash back.

Downstairs WC

Low level WC, single radiator, vanity wash hand basin with mixer tap and cupboard under, glass splash back, extractor fan, wooden panelling, tiled floor and illuminated mirror.

Lean To

Composite double glazed doors, base unit, plumbing and space for a washing machine, shelving, space for tumble drier and storage area to the side

Bedroom One 10'6 x 13'6 (3.20m x 4.11m)

UPVC double glazed window to the rear, double radiator, fitted wardrobe with a sliding mirror front., Inset spotlights, air conditioning unit, matching chest of drawers and bedside cabinet.

En-Suite

UPVC double glazed opaque window to the rear, inset spotlights, extractor fan, chrome towel radiator, walk in tiled

- **EXTENDED**
- **FRONT DRIVEWAY AND GARAGE**
- **FOUR SPACIOUS BEDROOMS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

enclosed shower with rain head and hand attachment, low level W.C, pedestal wash hand basin with mixer tap, part tiled walls.

Bedroom Two 9'5 x 10'4 (2.87m x 3.15m)

UPVC double glazed window to the side, Inset spotlights to ceiling, single radiator, laminate wooden flooring.

Bedroom Three 13 x 8'8 (3.96m x 2.64m)

UPVC double glazed window to the front, fitted airing cupboard, single radiator,

Bedroom Four 9'8" x 9'1" (2.97 x 2.77)

UPVC double glazed window to the front, laminate wooden floor, single radiator with decorative cover, fitted cupboard and shelving.

Bathroom

UPVC double glazed opaque window to the side, low level W.C., panel bath with mixer tap, shower valve over with hand attachment and folding shower screen, chrome towel radiator, pedestal wash hand basin with mixer tap, fitted illuminated mirror, Extensively tiled walls, extractor fan.

Office 27 x 9'6 (8.23m x 2.90m)

UPVC double glazed windows, UPVC double glazed french doors, outside lights, LVT flooring, Inset lights, air conditioning, kitchenette, stainless steel sink with mixer tap and drainer with cupboards and drawers, space for a fridge, solar panels, storage area to the side, hard wiring data connection.





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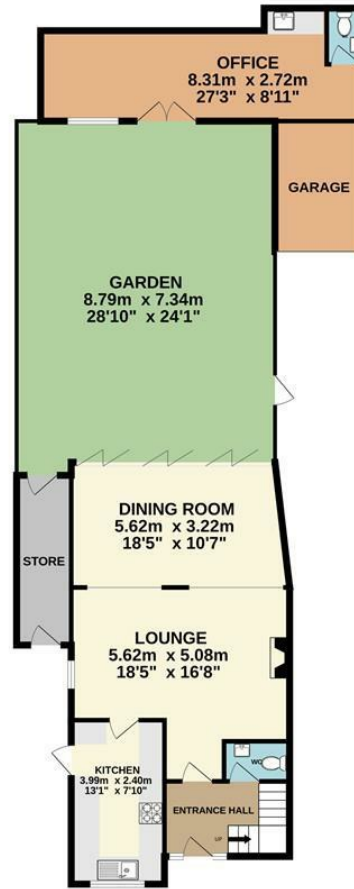
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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

GROUND FLOOR
98.8 sq.m. (1063 sq.ft.) approx.

1ST FLOOR
58.4 sq.m. (629 sq.ft.) approx.



TOTAL FLOOR AREA : 157.2 sq.m. (1692 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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