



Oakview Close, EN7 6LJ  
Waltham Cross





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# Oakview Close, EN7 6LJ

Kings Group - Cheshunt are delighted to offer this FANTASTIC THREE BEDROOM LINK DETACHED HOUSE LOCATED IN THE POPULAR WEST CHESHUNT AREA BEING OFFERED AS CHAIN FREE.

This spacious family home is the ideal purchase for any buyer looking for a spacious home that has everything a new home needs to suit day-to-day life. The property is located in West Cheshunt and benefits from being close to some of the most sought-after primary and secondary schools in the area, such as Andrews Lane Primary School (0.2 miles), Fairfields Primary School (0.3 miles), Flamstead End School (0.3 miles), Goffs Academy (1 mile), and Goffs Churchgate Academy (1.3 miles). Oakview Close's location also offers great access links to the A10 and M25, both within a 10-minute commute from the front door and a regular bus route running from the closest bus stop offering links to the local and surrounding areas, along with direct links into Liverpool street from Cheshunt train station and a direct link to Kings Cross from Cuffley Station both less than 3 miles away. There are also great links to local supermarkets and retail shops, with Brookfield Shopping Centre being only a 5-minute drive from the property, you have the benefit of having shops such as Tesco, Marks and Spencer's, Boots and plenty of retail shops at your doorstep.

This property comprises of a large lounge, open-plan kitchen/diner, downstairs WC, spacious master bedroom and second bedroom, along with a larger than average third bedroom, a three-piece bathroom suite, a spacious rear garden, driveway, garage and UPVC double glazed windows throughout.

£475,000



- THREE BEDROOM LINK DETACHED HOUSE
- CHAIN FREE
- POTENTIAL TO EXTEND TO REAR (STPP)
- DRIVEWAY AND GARAGE
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- POTENTIAL TO CONVERT GARAGE (STPP)
- INTERNALLY SPACIOUS
- CLOSE TO POPULAR SCHOOLS
- CLOSE TO BROOKFIELD SHOPPING CENTRE

**WC 2'7 x 6'3 (0.79m x 1.91m)**

Double glazed window to front, lino, tiled splash backs, low level WC, hand wash basin.

**Lounge 16'2 x 12'4 (4.93m x 3.76m)**

Double glazed window to rear, double glazed patio door to side and rear leading to garden, carpeted, single radiator, gas fireplace, power points.

**Kitchen 16 x 10 (4.88m x 3.05m)**

Double glazed window to front, lino, single radiator, tiled splash backs, range of wall and base units, space for fridge/freezer, plumbed for washing machine and dishwasher, integrated cooker, gas hob, power points.

**Bathroom 6'7 x 6'4 (2.01m x 1.93m)**

Double glazed opaque window to front, single radiator, panel enclosed bath with shower attachment, low level WC, hand wash basin, shaver points.

**Bedroom One 15'1 x 9'7 (4.60m x 2.92m)**

Double glazed window to rear, single radiator, carpeted, built in wardrobe, power points.

**Bedroom Two 13'2 x 9'7 (4.01m x 2.92m)**

Double glazed window to front, carpeted, single radiator, power points.

**Bedroom Three 9'6 x 6'4 (2.90m x 1.93m)**

Double glazed window to rear, carpeted, single radiator, power points.





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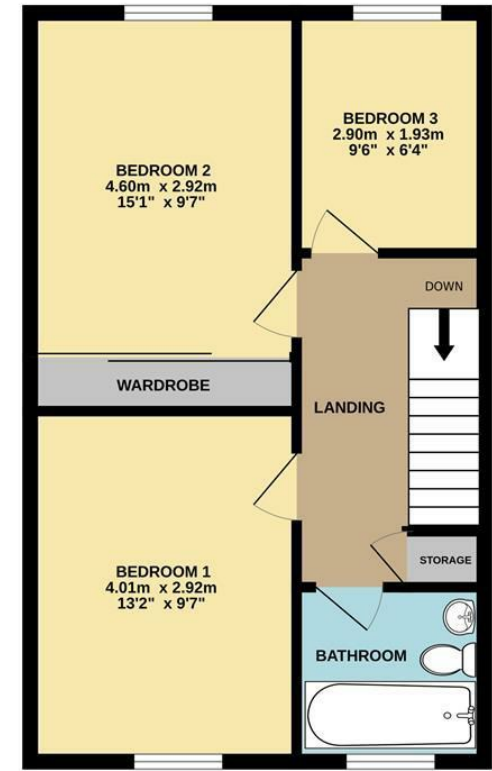
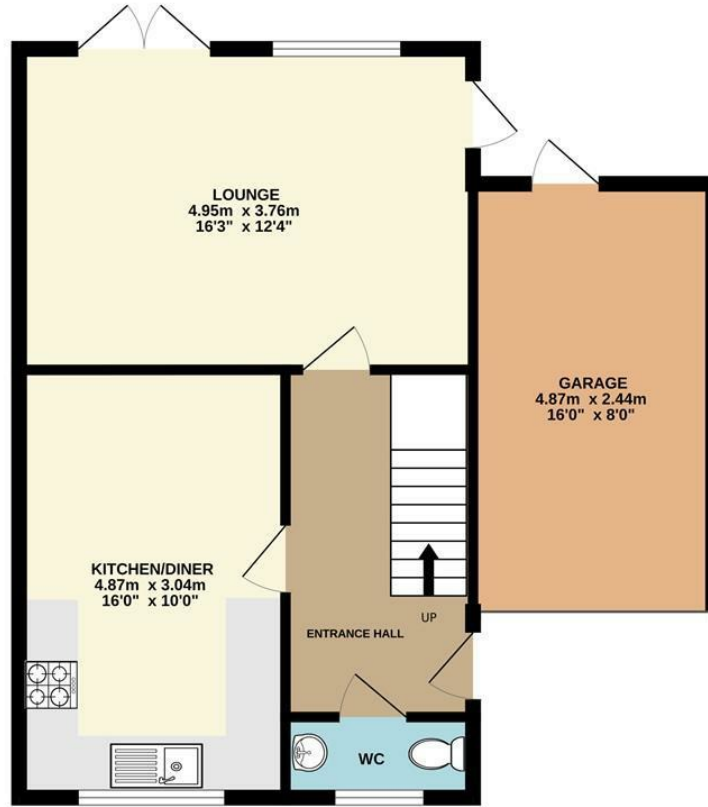
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



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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