



Oakview Close, EN7 6LJ  
Waltham Cross





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# Oakview Close, EN7 6LJ

Kings Group - Cheshunt are delighted to offer this FANTASTIC EXTENDED THREE BEDROOM LINK DETACHED HOUSE LOCATED IN THE POPULAR WEST CHESHUNT AREA.

This spacious family home is the ideal purchase for any buyer looking for a ready-to-move-in 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 (0.5 miles), Fairfield's 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. The property also benefits from having huge potential, with neighbours having already extended their homes. As a new owner, you have the potential for a large double-storey rear extension (STPP), giving you the opportunity to turn this already spacious home into a much larger property along with increasing the value of your home. With all of the above considered, this is one not to miss out on!

This property comprises of a large open plan lounge/ diner and kitchen, office area, Three spacious bedrooms with an En-suite to the master bedroom and a three-piece bathroom suite, a spacious rear garden, driveway and garage.

## Offers Over £525,000



- THREE BEDROOM LINK DETACHED
- DRIVEWAY AND DRIVEWAY
- EN-SUITE
- LARGE LOUNGE/DINER
- CLOSE TO POPULAR SCHOOLS

- FREEHOLD
- THREE DOUBLE SIZED BEDROOMS
- EXTENDED
- SEPERATE OFFICE SPACE
- EASY ACCESS TO CHESHUNT TRAIN STATION





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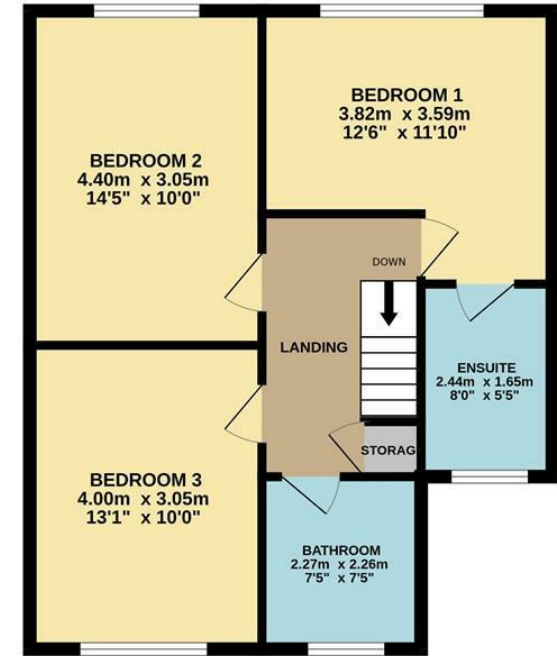
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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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