



Grovedale Close, EN7 5NE
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this SPACIOUS THREE / FOUR BEDROOM END OF TERRACED HOUSE LOCATED IN VERY SOUGHT AFTER PART OF THE WEST CHESHUNT AREA.

This property is the ideal purchase for any first time buyer looking to get onto the property ladder or a residential buyer looking to up size as this family home offers everything a buyer will look for, with the property offering a huge space internally and being located in one of the areas most sought after locations. Grovedale Close benefits from being near some of the areas most popular primary and secondary school such as Bonneygrove Primary School (0.5 miles), Dewhurst Primary (1.1 miles), Goffs Academy (0.8 miles), Goffs Churchgate Academy (1 mile) and with many more all within walking distance there is a wide choice of popular schools to choose from. Commuting to London and the surrounding areas from the property is also very easy with the A10 and M25 both being accessible in under 5 minutes and with Cheshunt Station being just 1.5 miles away and regular bus routes just a short walk away both public transport and main roads are very close by providing good transport links. The property also has local shops and amenities close by with Brookfield Shopping Center just a short drive away there is a wide choice of local supermarkets and retail shops to choose from.

The accommodation comprises of entrance hall, spacious open plan lounge and dining room, large kitchen, downstairs WC. On the first floor the property offer three/four spacious bedrooms and a large family bathroom., Externally the property has a private and secluded rear garden with side access and the potential for a front driveway (STPP). We highly recommend internal viewings on the fantastic home so to arrange a viewing please contact.

£490,000



- THREE / FOUR BEDROOM END OF TERRACED HOUSE
- SOUGHT AFTER LOCATION
- EXTENDED
- DOWNSTAIRS WC
- EASY ACCESS TO A10 AND M25

- FREEHOLD
- QUIET AND PEACEFUL ROAD
- LARGE KITCHEN / DINER
- CLOSE TO SOUGHT AFTER SCHOOLS
- SHROT DRIVE FROM BROOKFIELD SHOPPING CENTRE





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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	

GROUND FLOOR
60.7 sq.m. (654 sq.ft.) approx.

1ST FLOOR
49.8 sq.m. (537 sq.ft.) approx.



TOTAL FLOOR AREA : 110.6 sq.m. (1190 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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