



Marina Gardens, EN8 9QZ
Waltham Cross





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Kings Group are delighted to offer this THREE BEDROOM SEMI DETACHED CHALET BUNGALOW, LOCATED ON ONE OF THE AREAS MOST POPULAR ROADS !.

Approaching the property, you are greeted by a generous driveway providing ample off-road parking, leading to the garage to the side. Stepping through the entrance, the hallway leads you into the heart of the home. The living room is well-proportioned, offering a bright and airy space with plenty of natural light. The kitchen is situated towards the rear of the property, with ample worktop space, and access to the rear garden. There is also potential for a dining area, making it a sociable space for family meals. Two double bedrooms are located on the ground floor, both offering flexible accommodation that could alternatively be used as a dining room, home office, or additional living space. The ground floor also includes the family bathroom serves these bedrooms. A staircase from the hallway leads to the third bedroom, a spacious double sized bedroom. This room also benefits from built-in storage, creating a peaceful retreat away from the main living areas.

To the rear, the property boasts a large private garden, perfect for outdoor entertaining, gardening enthusiasts, or families looking for a safe space for children to play. The garden enjoys a mix of lawn, patio, and mature borders, offering excellent potential for further landscaping or extension (subject to planning).

With its versatile layout, ample outdoor space, and convenient location, this chalet bungalow is an excellent opportunity for those seeking a comfortable home with potential for personalisation.

£450,000



- **THREE BEDROOM SEMI DETACHED CHALET BUNGALOW**
- **DRIVEWAY AND GARAGE**
- **FANTASTIC POTENTIAL**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **CLOSE OT POPULAR SCHOOLS**
- **FREEHOLD**
- **LARGE REAR GARDEN**
- **SOUGHT AFTER LOCATION**
- **EASY ACCESS TO A10 AND M25**
- **WALKING DISTANCE TO CHESHUNT STATION**

Location

Located in one of the most sought after roads in EN8, Marina Gardens is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Marina Gardens is also very close to Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Marina Gardens also offers fantastic commute links, with Cheshunt Station being under a 20 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can Theobalds Grove Station which is also just a 25 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local School

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Marina Gardens offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Goffs - Churchgate Academy, Goffs Academy and many more all within a short walk or drive away.



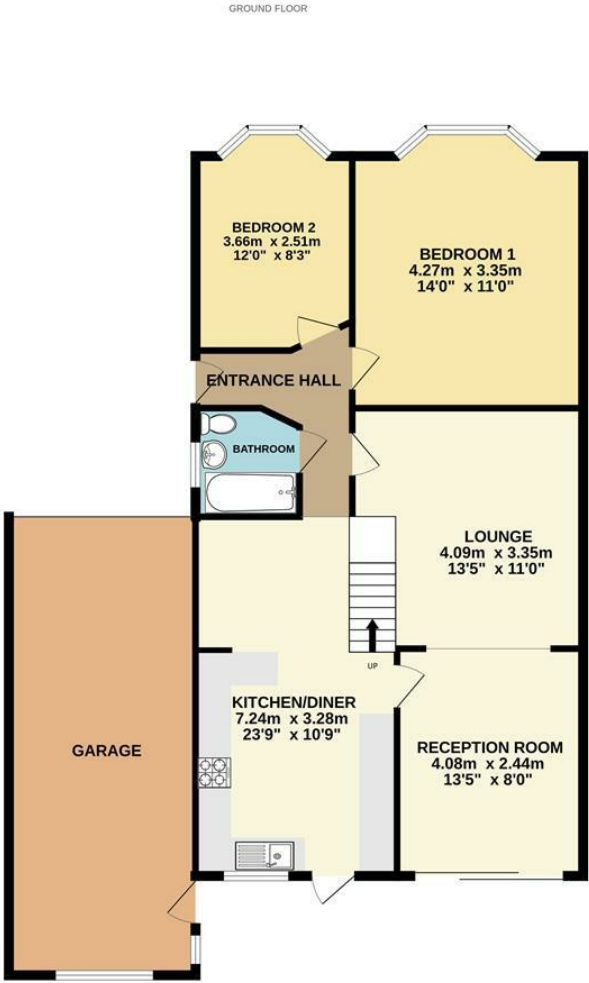
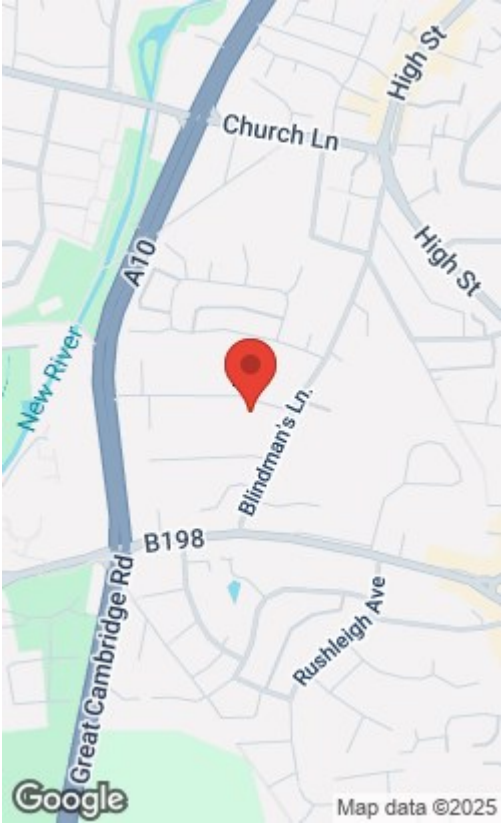




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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