



Shortmead Drive, EN8 8TY
Waltham Cross





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Kings Group are delighted to present this EXTENDED THREE BEDROOM MID TERRACED HOUSE.

Approaching the house, you're greeted by key blocked driveway which provides convenient off street parking leading to the main entrance. Upon entering, the ground floor presents an extended through lounge, offering a spacious and versatile living area. This open-plan space seamlessly connects to the dining area, creating an ideal setting for both relaxation and entertaining. Large windows allow ample natural light to flood the room, enhancing its welcoming ambiance. Adjacent to the dining room is the kitchen equipped with ample storage solutions and a rear door to access the rear garden.

The ground floor also accommodates a convenient office space, perfect for those who require a dedicated area to work or study from home. Additionally, there's a utility room that offers extra storage and laundry facilities, ensuring household chores are kept separate from the main living areas. A downstairs shower room adds to the practicality of the home, providing facilities for guests and reducing the need to ascend stairs.

Venturing upstairs, you'll find three well-proportioned bedrooms. Each room offers ample space, ensuring comfort and privacy for all occupants. The layout is versatile, catering to various family dynamics and needs. The rear of the property features a beautifully landscaped garden, designed for both aesthetics and ease of maintenance.

£450,000



- **THREE BEDROOM TERRACED HOUSE**
- **DRIVEWAY**
- **LANDSCAPED GARDEN**
- **OFFICE SPACE**
- **CLOSE TO POPULAR SCHOOLS**

- **FREEHOLD**
- **EXTENDED**
- **DOWNSTAIRS SHOWER AND UTILITY ROOM**
- **WALKING DISTANCE TO CHESHUNT AND THEOBALDS STATION**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**

Location

Shortmead Drive 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, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Shortmead Drive also offers fantastic commute links, with Cheshunt Station being under a 15 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 use Theobalds Grove Station which is also just a 15 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 Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Shortmead Drives offers, you also have some of the areas most sought after and popular schools such as Downfield Primary School, Arlesdene Nursery School and Pre-School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.





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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		
(29-38) F		
(1-28) 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		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Shortmead Drive

Approximate Gross Internal Floor Area : 110.90 sq m / 1193.71 sq ft
(Excluding Outbuilding)
Outbuilding Area : 8.70 sq m / 93.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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