



Ermine Close, EN7 5BL
Waltham Cross





kings
GROUP

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Kings Group are delighted to offer this EXTENDED THREE BEDROOM TERRACED HOUSE, LOCATED IN THE HEART OF WEST CHESHUNT.

As you step into this extended three-bedroom terraced house, you are welcomed by a bright and airy entrance hallway that leads into the spacious lounge. This well-proportioned living area is perfect for relaxation and entertaining, featuring ample natural light from the large front-facing window. Moving further through the property, you arrive at the impressive, extended kitchen diner. This generously sized space is designed for both practicality and style, offering a range of modern units, integrated appliances, and ample worktop space. The dining area comfortably accommodates a large table, making it an ideal setting for family meals and gatherings.

From the kitchen/diner, patio doors open out to the expansive rear garden. This well-maintained outdoor space provides plenty of room for outdoor activities, relaxation, and alfresco dining. Towards the end of the garden, you'll find a useful outbuilding, offering versatile space that can be used as a home office, gym, or additional storage. Heading upstairs, the property boasts three well-sized bedrooms, each providing comfortable accommodation with ample storage options. The family bathroom is modern and stylish, featuring contemporary fixtures and fittings.

Overall, this extended three-bedroom home offers generous living spaces, a fantastic kitchen diner, and a spacious garden with an outbuilding—ideal for growing families or those seeking extra room to enjoy.

£480,000



- **THREE BEDROOM TERRACED HOUSE**
- **EXTENDED**
- **LARGE OPEN PLAN KITCHEN DINER**
- **VERSITILE OUTBUILDING**
- **EASY ACCESS TO A10 AND M25**

Location

Ermine Close is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, 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 West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links

Ermine Close also offers fantastic commute links, with Cheshunt Station being under a 35 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 30 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 Ermine Close offers, you also have some of the areas most sought after and popular schools such as St Mary's Church of England High School (VA), Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-School and many more all within a short walk or drive away.

- **FREEHOLD**
- **SPACIOUS LOUNGE**
- **BEAUTIFUL GARDEN**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO CHESHUNT STATION**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





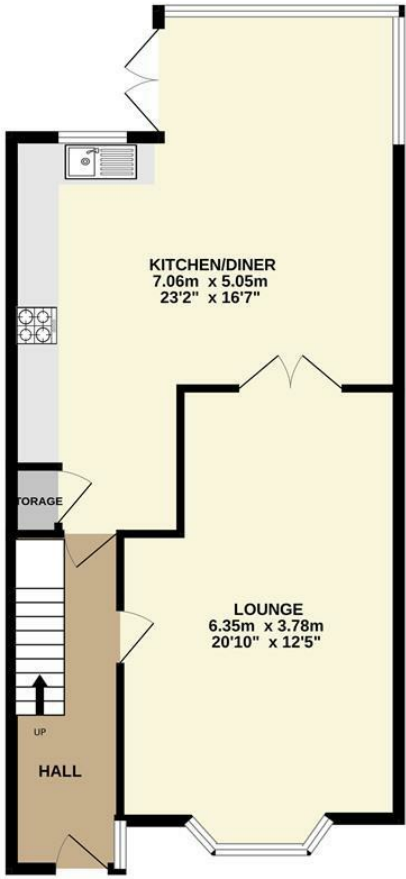




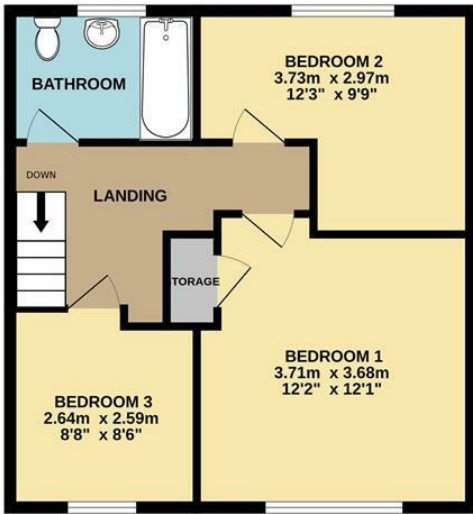
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	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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