

Bromleigh Close, EN8 0RN
Waltham Cross





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Kings Group are delighted to offer this BEAUTIFUL THREE BEDROOM SEMI DEATCHED HOUSE, LOCATED WALKING DISTANCE FROM CHESHUNT TRAIN STATION.

As you approach the property, you're greeted by a front driveway leading up to a side garage, offering ample parking space. Stepping through the front door, you're welcomed into a bright hallway. Just off to the right is the front lounge—a warm, comfortable space ideal for relaxing evenings, complete with a large front window flooding the room with natural light. Continuing down the hallway, you'll find a convenient downstairs WC, perfect for guests and family use. The rear of the house opens up beautifully thanks to the extension, revealing a spacious open-plan kitchen and dining area. This is truly the heart of the home. The kitchen features a central island—ideal for food prep, casual breakfasts, or catching up with friends over coffee. There's plenty of space for a large dining table, making it a great spot for entertaining. Patio doors open straight out onto the garden, blending indoor and outdoor living seamlessly.

Heading upstairs, you'll find three well-proportioned bedrooms—two doubles and a single—along with a modern family bathroom that serves all three rooms. Whether you need space for a growing family, a home office, or guests, there's plenty of flexibility here.

The rear garden is a lovely, private space. A decking area sits just outside the doors, perfect for summer BBQs or morning coffees, and the rest of the garden offers room for kids to play or to enjoy a bit of gardening. To the side of the house is the garage, offering additional storage or the potential for conversion, and it links conveniently to the garden.

£525,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **DRIVEWAY AND GARAGE**
- **LARGE OPEN PLAN KITCHEN / DINER**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO POPULAR SCHOOLS**

Location

Located near town centre and in a quiet cul-de-sac this family home is surrounded by everything a home owner needs in a new home, with the added bonus of being in a peaceful secluded road. The property benefits from having local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business all just a short walk away, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in 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 and Lea Valley Park.

Travel Links

Bromleigh Close 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 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 Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Bromleigh Close 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, Downfield Primary School and Goffs - Churchgate Academy are being under 0.5 miles

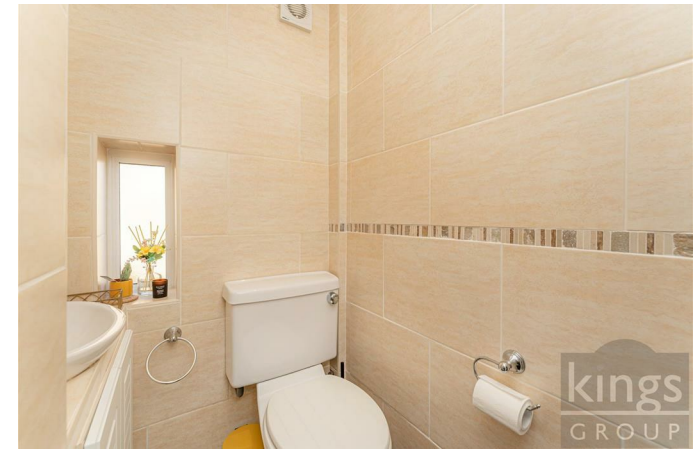
- **FREEHOLD**
- **EXTENDED**
- **IDEAL FAMILY HOME**
- **WALKING DISTANCE TO CHESHUNT STATION**
- **QUITE CUL-DE-SAC**

away, with many more within a mile radius offering a huge choice of schools to choose from.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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





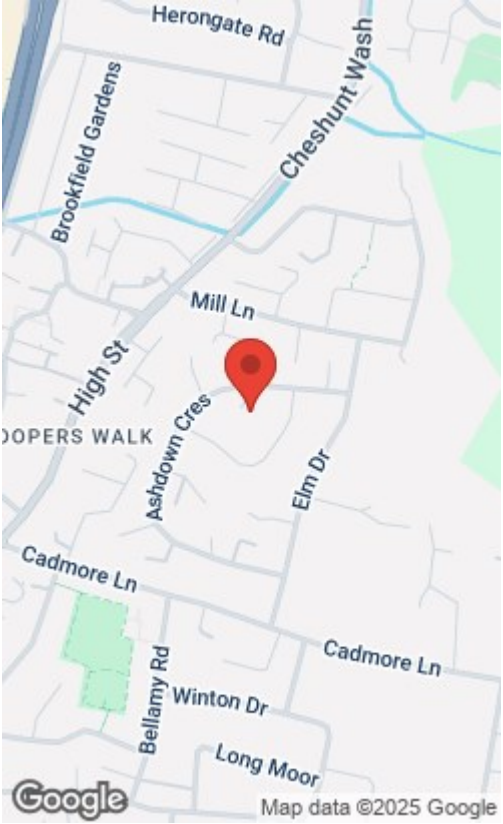
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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		



Bromleigh Close

Approximate Gross Internal Floor Area : 99.90 sq m / 1075.31 sq ft
(Excluding Garage & Shed)

Garage Area : 29.40 sq m / 316.45 sq ft

Shed Area : 7.70 sq m / 82.88 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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