



Clarendon Road, EN8 9DJ
Waltham Cross





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

Welcome to this charming three-bedroom semi-detached home, perfectly suited for families or those looking to upsize, and offering excellent potential to extend. As you approach the property, you'll notice a neat driveway with space for two vehicles, providing off-street parking. The front door leads into a welcoming entrance hallway, offering access to the main living areas and stairs leading to the first floor.

To your left, step into a spacious through lounge – a bright and airy open-plan living and dining space that stretches from the front to the rear of the house. The front window at the front allows natural light to flood in, while sliding doors at the back open out to the garden, making this space ideal for entertaining or family relaxation. At the rear of the property, you'll find a well-laid-out kitchen, with ample counter space and potential for modernization or reconfiguration. There's direct access from here to the rear garden, which is a generous size and includes a garage, perfect for storage or as a workshop.

Upstairs, the first floor hosts three good-sized bedrooms – two doubles and a comfortable single – all with ample natural light and storage options. Completing the upper floor is a modern family bathroom, fitted with a three-piece suite. To the rear, the garden offers plenty of outdoor space, with a lawn area and patio, ideal for summer barbecues or a spot of gardening. The property also benefits from side access. One of the standout features is the potential to extend, either to the rear or into the loft (subject to planning permission), making it a great opportunity for buyers looking to add value or create their forever home.

£475,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **DRIVEWAY AND GARAGE**
- **POTENTIAL TO EXTEND (STPP)**
- **CURB APPEAL FRONT**
- **CLOSE TO POPULAR SCHOOLS**

- **FREEHOLD**
- **IDEAL FAMILY HOME**
- **OPEN PLAN THROUGH LOUNGE**
- **WALKING DISTANCE TO CHESHUNT STATION**
- **NEAR LOCAL SHOPS AND AMENITIES**

Location

Located near the town centre this family home 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 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

Clarendon Road 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 for first time buyers and families local schools may be an important criteria in your search which in addition the above that Clarendon Road 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 away, with many more within a mile radius offering a huge choice of schools to choose from.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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





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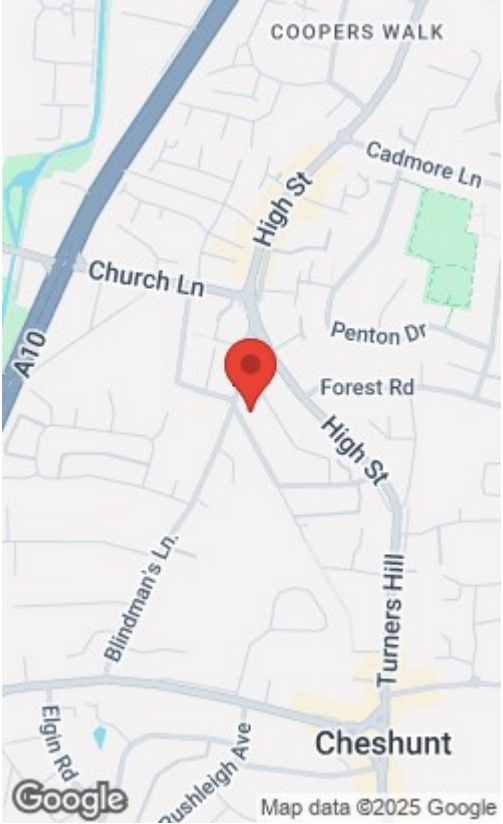


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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



Claredon Road

Approximate Gross Internal Floor Area : 83.0 sq m / 893.40 sq ft
(Excluding Garage)

Garage Area : 20.70 sq m / 222.81 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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