



Caldecot Avenue, EN7 5RA
Waltham Cross





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Caldecot Avenue, EN7 5RA

Kings Group are proud to present this CHAIN FREE, FOUR BEDROOM DETACHED HOME FOR SALE, BEING SOLD CHAIN FREE.

Welcome to this beautifully presented four-bedroom detached family home, thoughtfully extended to the rear to offer generous and versatile living space, ideal for modern family life.

As you approach the property, you're greeted by a spacious driveway and an integral garage, providing ample off-road parking. Stepping inside, the entrance hallway leads you into a bright and inviting front lounge — a perfect space for relaxing with family or entertaining guests. Flowing seamlessly from the lounge is the heart of the home: a stylish and contemporary kitchen, well-equipped for everyday living. Off the kitchen, you'll find a practical utility room and a convenient downstairs WC. To the rear, the home opens up into a stunning extended dining area, bathed in natural light, with views out to the landscaped rear garden — perfect for family meals and entertaining alike.

Upstairs, the first floor offers four well-proportioned bedrooms, including a spacious master bedroom complete with its own modern en-suite shower room. A sleek family bathroom serves the remaining three bedrooms. Outside, the beautifully landscaped rear garden provides a private and tranquil space for outdoor enjoyment, ideal for children to play or for summer barbecues.

This fantastic home combines generous living spaces with stylish finishes, making it a perfect fit for families looking for comfort, convenience, and room to grow.

£775,000



- **FOUR BEDROOM DETACHED HOUSE**
- **CHAIN FREE**
- **EXTENDED**
- **EN-SUITE TO MASTER BEDROOM**
- **SOUGHT AFTER LOCATION**

- **FREEHOLD**
- **IMMACULATE CONDITION**
- **DRIVEWAY AND GARAGE**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **IDEAL FAMILY HOME**

Location

Caldecot Avenue 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

Caldecot Avenue also offers fantastic commute links, with Cheshunt Station being under a 10 minuite drive 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 10 minute drive 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 a family, local schools may be an important criteria in your search which in addition the above that Caldecot Avenue offers, you also have some of the areas most sought after and popular schools such as Goffs Academy, Fairfields Primary School and Nursery, Flamstead End School, St Paul's Catholic Primary School, St Mary's Church of England High School (VA) and many more all within a short walk or drive away.

Council Tax Band - F

Construction Type - Standard (Brick, Tile)

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





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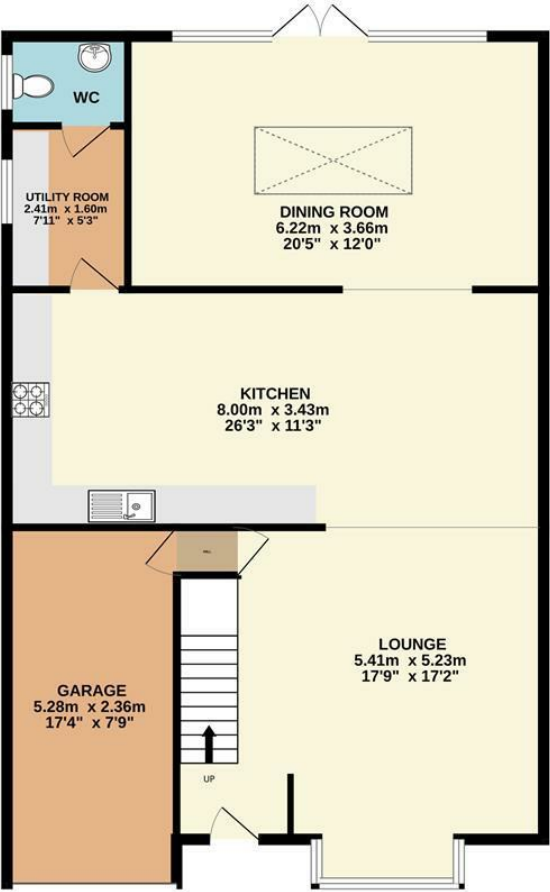


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-69) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-81) B		
(69-69) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) 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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