



Churchgate Road, EN8 9EJ
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this LUXURY AND SUBSTANTIAL 3500 PLUS SQUARE FOOT, SEVEN BEDROOM DETACHED HOME.

This spacious family home has a lot to offer a new potential owner making it a great purchase for any family looking for a long term dream home. There are many pro's with this property one of them is the easy access it has to the A10 and M25 with both roads being accessible in under 5 minutes commuting to London and the surrounding areas is very easy and with Cheshunt Station being just 1.2 miles away there is also a direct line to London Liverpool Street in under 20 minutes. Churchgate also gains from having local shops and amenities very close by with Brookfield Shopping Centre being a short drive away there is a wide range of supermarkets and retail shops on offer and with local high street shops just walking distance away as a new owner you have everything you need right on your doorstep. The property also offers a new owner great access to some of the area's most popular schools such as, Goffs Academy (0.4 miles), Goffs Churchgate Academy (0.4 miles), Bonneygrove Primary School (0.6 miles) and many more within walking distance.

This luxury accommodation comprises of a ground floor including entrance hall, front reception room, downstairs WC, office/study room, large extended living room, impressive open plan kitchen and breakfast area with a dining room. On the first floor the property has SIX BEDROOMS with 5 out of the six bedrooms being large double sized rooms which include EN-SUITES, with one of the bedroom also having a DRESSING ROOM. The Sixth bedroom on the first floor is a single sized room. On the second floor you will find the large SEVENTH BEDROOM again with an EN-SUITE and the impressive and unique cinema room. Externally the property offers AMPLE of front parking with a large front driveway and a detached DOUBLE GARAGE which offers versatile usage, and is currently being used as a Gym/Utility/Shower Room.

£1,150,000



- SEVEN BEDROOM DETACHED HOUSE
- FREEHOLD
- CINEMA ROOM
- AMPLE PARKING
- CLOSE TO SOUGHT AFTER SCHOOLS

- CHAIN FREE
- SIX EN-SUITES
- SUBSTANTIAL SIZE AND LIVING SPACE
- DETACHED DOUBLE GARAGE/GYM/UTILITY/SOWER ROOM
- LARGE REAR GARDEN

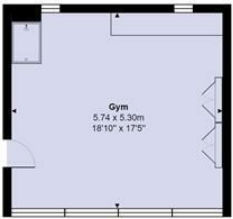








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Outbuilding
Area: 30.4 m² ... 327 ft²



Ground Floor
Area: 136.1 m² ... 1465 ft²



First Floor
Area: 133.0 m² ... 1432 ft²



Second Floor
Area: 63.4 m² ... 683 ft²

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Total Area: 332.5 m² ... 3579 ft² (excluding Garden & Gym)
All measurements are approximate and for display purposes only

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.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net

