



Park Lane, EN76LW
Herts





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Kings Group are delighted to present this BEAUTIFUL FIVE BEDROOM END OF TERRACED HOUSE, LOCATED IN THE SOUGHT AFTER WEST CHESHUNT AREA.

As you approach Park Lane you're immediately struck by its generous position on a large corner plot, providing both privacy and curb appeal. A paved driveway leads to the attached garage, offering secure off-street parking alongside additional storage space. Entering through the front door, you're welcomed into a spacious entrance hallway, filled with natural light. Immediately to your right is a modern office space, ideal for remote working or study.

Moving forward, you're drawn into a bright and expansive through lounge. This elegant, open-plan reception area spans the depth of the home, with windows flooding the space with light. It offers a comfortable setting for both family living and entertaining, with space for both seating and media areas. At the rear of the house lies a beautifully designed open-plan kitchen and dining area, the heart of the home. Stylish units and integrated appliances are complemented by a large central island or breakfast bar, with a door to rear open directly onto the garden—perfect for indoor-outdoor living. A generous utility room just off the kitchen keeps laundry and storage neatly out of sight. Adjacent to the utility is a convenient downstairs WC, and there is internal access to the garage, which could easily be adapted for additional living space or a gym.

Upstairs, the landing leads to five well-proportioned bedrooms. There are four double-sized rooms, each offering ample space for wardrobes and furnishings, and a fifth single bedroom, ideal for a nursery or guest room. The family bathroom is centrally located, featuring modern fixtures, a full-size bath, and stylish tiling.

To the rear of the property is a generously sized, landscape garden, wrapping around due to the advantageous corner plot. A combination of patio and lawn offering a perfect balance of space for relaxing & entertaining.

£775,000



- **FIVE BEDROOM END OF TERRACED HOUSE**
- **BEAUTIFUL OPEN PLAN KITCHEN / DINER**
- **OFFICE AND GARAGE SPACE**
- **LARGE BEDROOMS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

- **FREEHOLD**
- **SPACIOUS THROUGH LOUNGE**
- **LARGE LANDSCAPED REAR GARDEN**
- **UTILITY AND WC ROOMS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Location

Located in the sought after West Cheshunt area, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Park Lane has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops. Park Lane is also a short drive away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Park Lane also offers fantastic commute links, with Cheshunt Station being under a 15 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 Theobalds Grove Station which is also just a 15 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 to the above that Park Lane offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Flamstead End School, Fairfield's Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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

Awaiting Updated EPC Rating





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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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



Ground Floor First Floor

Park Lane

Approximate Gross Internal Floor Area : 183.20 sq m / 1971.94 sq ft
(Including Garage)

Garage Area : 11.50 sq m / 123.78 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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