



Grove Path, EN7 5AS  
Waltham Cross

**kings**  
GROUP



# Grove Path, EN7 5AS

Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM DETACHED FAMILY HOME FOR SALE.

Welcome to this well-presented three-bedroom detached home, offering modern living in a well-laid-out space, complete with the convenience of off-road parking to the rear. As you approach the property, you're greeted by a smart frontage, with the main entrance leading into a welcoming hallway. Directly to the front of the house is the kitchen, which enjoys greenery views and is fitted with modern units, worktops, and space for appliances—perfectly designed for home cooking and daily functionality. Heading toward the back of the property, you'll find a spacious lounge/diner that stretches across the full width of the house. This light-filled area offers plenty of space for both relaxing and entertaining, with patio doors and rear windows flooding the room with natural light and providing access into the private rear garden, creating a seamless indoor-outdoor flow. Just off the hallway, there's also a convenient downstairs WC, ideal for guests and everyday use.

Moving upstairs, the first floor comprises three bedrooms—two doubles and a generous single. The master bedroom sits to the front and offers ample space for wardrobes and furnishings, while the second and third bedrooms overlook the rear garden. These rooms are served by a well-appointed family bathroom, featuring a walk in shower, wash basin, and WC.

To the rear of the property, you'll find private parking, accessed either via a shared driveway or rear access lane, providing easy and secure off-street parking.

£490,000



- THREE BEDROOM DETACHED HOUSE
- DRIVEWAY
- LARGE OPEN PLAN LOUNGE / DINER
- DOWNSTAIRS WC
- EASY ACCESS TO LOCAL SHOPS AND AMENITIES

- CHAIN FREE
- IDEAL FAMILY HOME
- SPACIOUS BEDROOMS
- CLOSE TO SOUGHT AFTER SCHOOLS
- EAST ACCESS TO A10 AND M25

### Location

Grove Path 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

Grove Path also offers fantastic commute links, with Cheshunt Station being under a 35 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 30 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 families, local schools may be an important criteria in your search which in addition the above that Grove Path offers, you also have some of the areas most sought after and popular schools such as St Mary's Church of England High School (VA), Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-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

EPC - Awaiting up to date Rating





SS GROUP



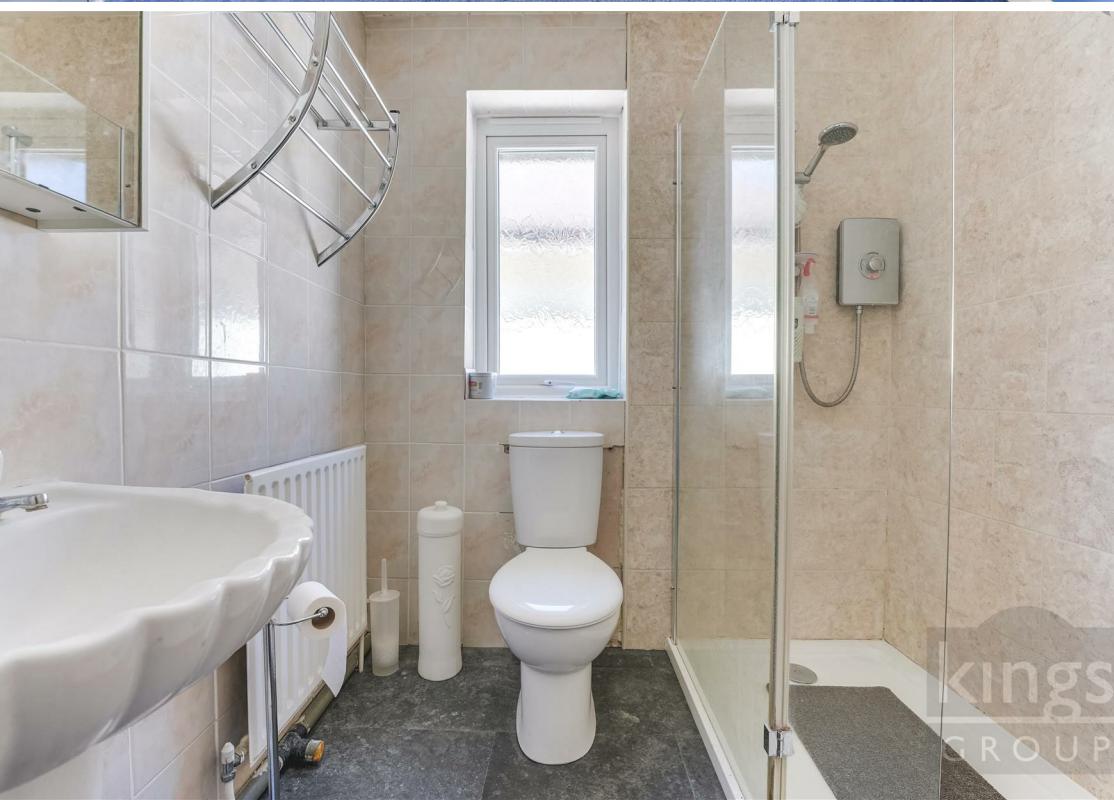
A white, cylindrical, ribbed device, likely a dehumidifier or air purifier, with a large, semi-transparent watermark reading "Kings GROUP" across it.



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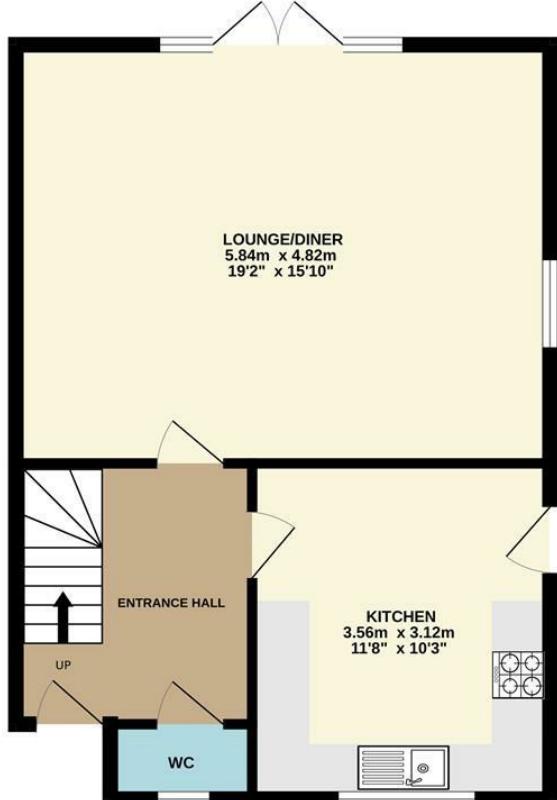


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

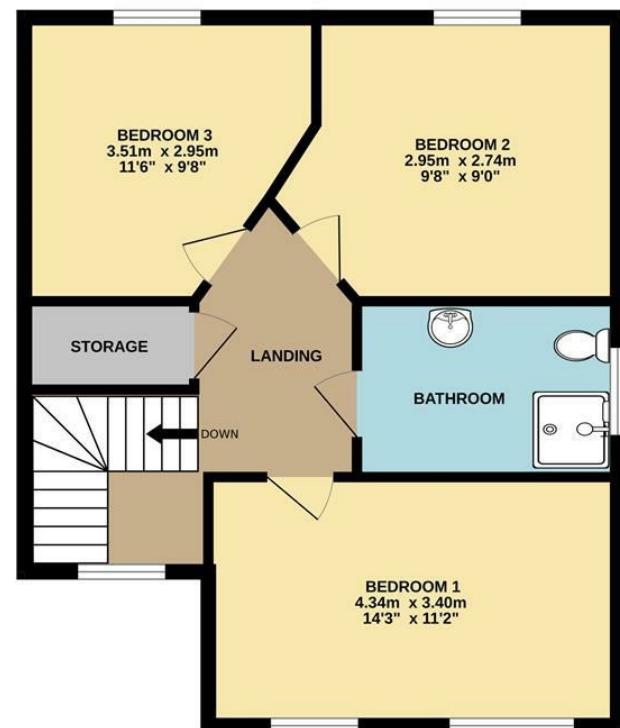
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & 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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