



Claremont, EN7 5QR  
Waltham Cross





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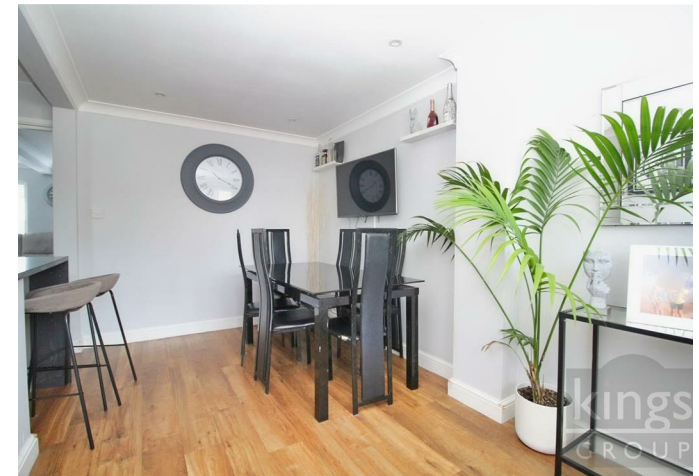
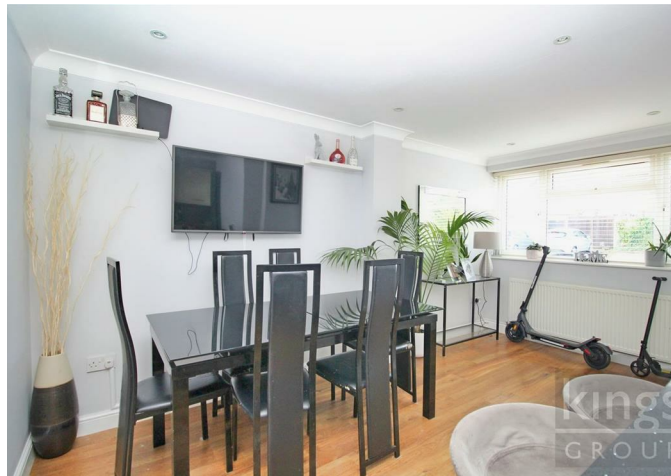
# Claremont, EN7 5QR

Kings Group - Cheshunt are proud to offer this FANTASTIC CHAIN FREE, FOUR BEDROOM TERRACED HOUSE IN THE HIGHLY SOUGHT AFTER AREA OF WEST CHESHUNT.

This well maintained, well presented and spacious family home is ideal for a first time purchase or investment as it benefits from being near some of the most sought after schools in the area such as Goffs Academy (0.5 miles), St Marys Secondary School (1.2 miles), Bonneygrove Primary School (0.8 miles), Fairfields primary school (1 mile) and many more. There is also the bonus of having easy access to the A10 and M25 offering you easy access to London and the surrounding areas. With this property being located in a cul-de-sac it offers you a very quiet and rarely used road giving you the peace and quiet you look for after a busy day at work with the added bonus of the local parks Claremont Open Space (0.1 mile) being the closest and Cheshunt Park and Golf Center (1.5 miles) being just a short drive. There is also the benefit from being near the Brookfield Shopping Center with the Local Shops and Supermarkets being only a 10 Minute drive away.

The accommodation comprises of a porch entrance, open plan lounge, kitchen/diner, four double bedrooms with an en-suite in the master bedroom, a three piece bathroom suite and a large rear garden with rear access. The property further benefits from having A DRIVEWAY WITH SPACES FOR TWO CARS. Internal viewing is highly recommended – please call to book an appointment on 01992 635 735.

Offers In Excess Of £500,000



- **FOUR BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **EN-SUITE**
- **DRIVEWAY FOR 2 CARS**
- **EASY ACCESS TO A10 AND M25**

**Lounge 19'5 x 16 (5.92m x 4.88m)**

UPVC double glazed window to rear, UPVC double glazed single door to rear leading to garden, laminate flooring, single radiator, under stairs storage, power points.

**Kitchen / Diner 19'5 x 19'2 (5.92m x 5.84m)**

Kitchen Area - UPVC double glazed window to front, lino flooring, range of wall and base units, tiled splash backs, integrated gas cooker, gas hob, chimney style fan, integrated fridge/freezer, plumbed for washing machine, integrated dishwasher, space for wine cooler, power points.

Dining Area - UPVC double glazed window to front, laminate flooring, single radiator, power points.

**Bedroom One 19'4 x 11'5 (5.89m x 3.48m)**

UPVC double glazed window to rear, dual velux windows to front, carpeted, built in storage, power points.

**En-Suite 9'9 x 6'4 (2.97m x 1.93m)**

UPVC double glazed window to rear, tiled floor, splash back tiles, walk in shower, low level WC, hand wash basin with vanity unit under, heated towel rail.

**Bedroom Two 14'8 x 10 (4.47m x 3.05m)**

UPVC double glazed window to rear, carpeted, built in storage, single radiator, power points.

**Bedroom Three 11'4 x 10'4 (3.45m x 3.15m)**

UPVC double glazed window to front, carpeted, single radiator, power points.

**Bedroom Four 9'11 x 9'5 (3.02m x 2.87m)**

UPVC double glazed window to rear, carpeted, single radiator, power points

**Bathroom 9'8 x 7'8 (2.95m x 2.34m)**

- **CHAIN FREE**
- **FOUR DOUBLE BEDROOMS**
- **READY TO MOVE INTO**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**

UPVC double glazed opaque window to front, tiled floor, part tiled walls, panel enclosed bath with shower attachment, low level WC, hand wash basin, heated towel rail.





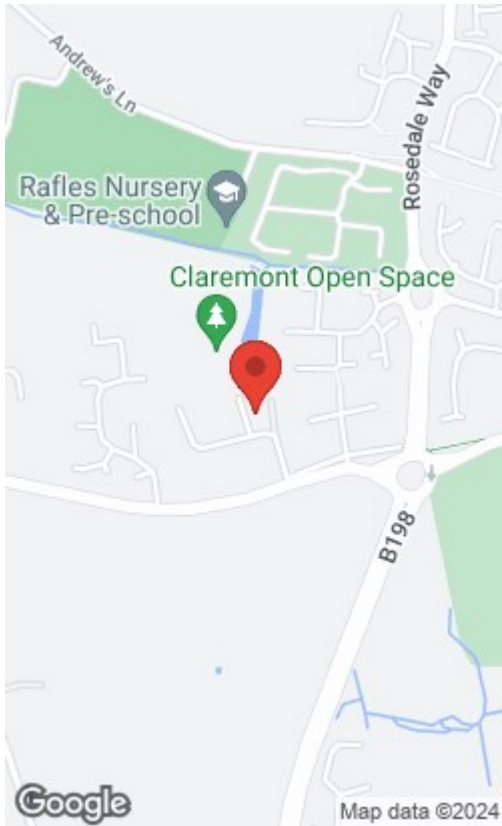
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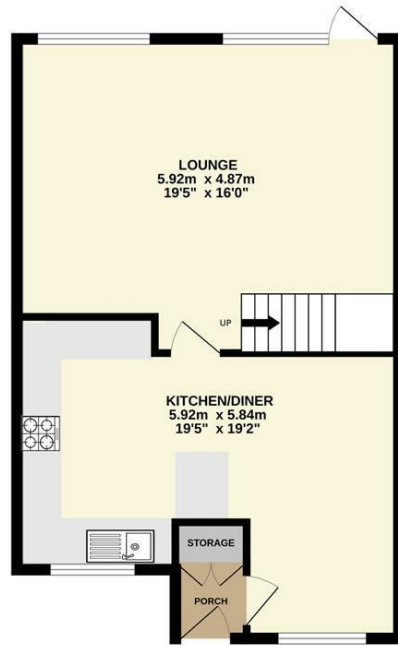


| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (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 |         |           |

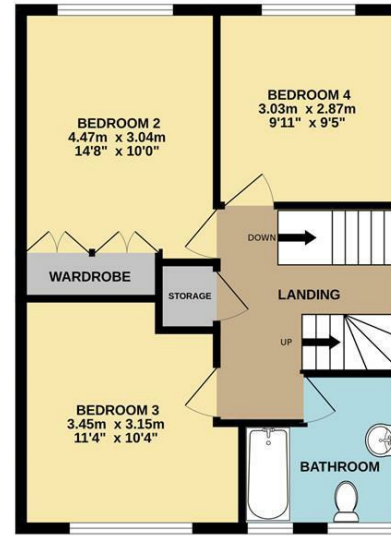
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (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 |         |           |



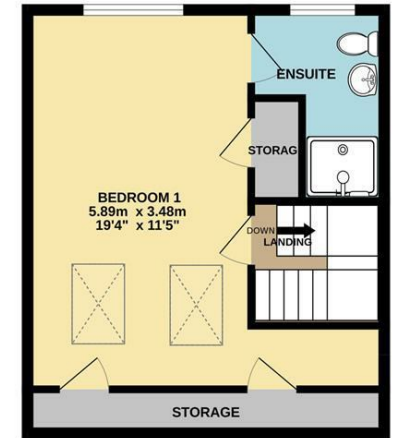
GROUND FLOOR  
52.0 sq.m. (560 sq.ft.) approx.



1ST FLOOR  
46.6 sq.m. (502 sq.ft.) approx.



2ND FLOOR  
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 131.4 sq.m. (1414 sq.ft.) approx.

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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