Perriors Close, EN7 6AX
Waltham Cross

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Kings Group are delighted to present this SPACIOUS THREE BEDROOM TERRACED HOUSE, located in the sought after WEST CHESHUNT AREA!.

GUIDE PRICE £450,000 - £475,000

Upon approach, the property is welcomed by a private driveway to the front, providing convenient off-street parking, with a porch entrance leading into the main entrance hall.

To the left, you are welcomed into an impressive open-plan lounge and dining area, creating a fantastic space for both everyday family living and entertaining. The property has been thoughtfully extended to the rear, significantly enhancing the proportions of the dining area and allowing plenty of natural light to flow throughout.

The extended kitchen can be conveniently accessed from both the entrance hall and dining area, creating a practical and well-connected ground-floor layout. Benefiting from the rear extension, the kitchen offers generous workspace and storage while providing excellent potential for modern family living.

Moving to the first floor, the property continues to impress with three spacious bedrooms, comprising two well-proportioned double bedrooms and a larger-than-average single bedroom, making the accommodation ideal for families, guests or those requiring a home office. Completing the first floor is the family bathroom with a separate WC.

Externally, the property boasts a beautifully landscaped rear garden, providing an attractive setting for relaxing, entertaining and enjoying the warmer months. The garden features low-maintenance artificial grass, creating a smart and inviting outdoor space that can be enjoyed while looking its best all year round. Further benefits include a garage en bloc, providing additional parking or useful storage.

Overall, this extended three-bedroom terraced home offers generous and versatile living accommodation, with the rear extension creating an excellent sense of space throughout the ground floor and making the property ideally suited to modern family life.

Guide Price £450,000

- THREE BEDROOM TERRACED HOUSE
- EXTENDED
- LARGE KITCHEN
- IDEAL FAMILY HOME
- EASY ACCESS TO A10 AND M25
- FREEHOLD
- SPACIOUS LOUNGE/DINER
- DRIVEWAY AND GARAGE EN-BLOC
- CLOSE TO POPULAR SCHOOLS
- NEAR 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. Perriors Close has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business. Perriors Close is also a short drive away from Brookfield Shopping Centre, and also benefits from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Perriors Close also offers fantastic commute links, with Cheshunt Station being under a 15 minute 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 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 Perriors Close 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, Fairfields Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away.

Additional Information

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - Awaiting Up to date EPC Rating

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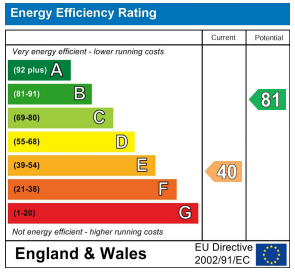

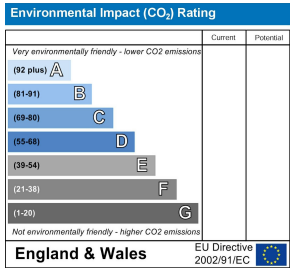

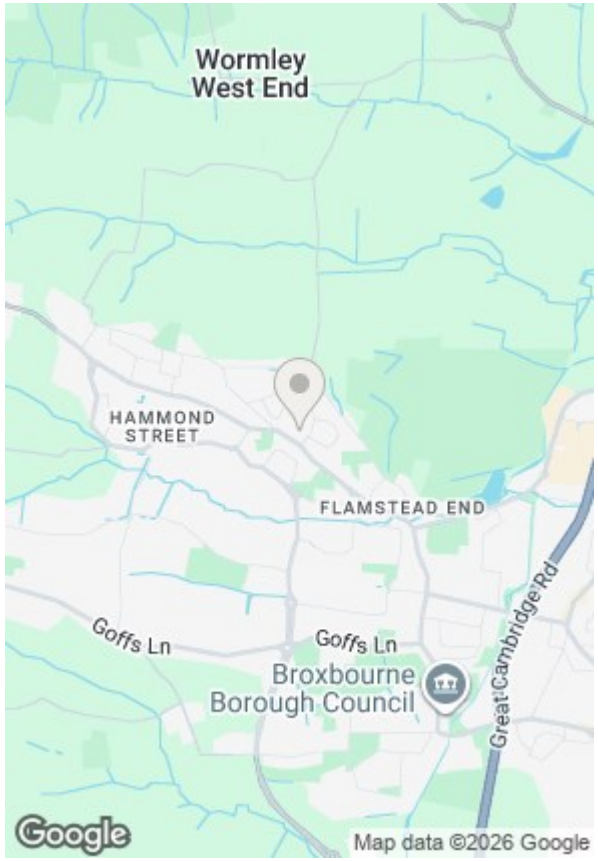

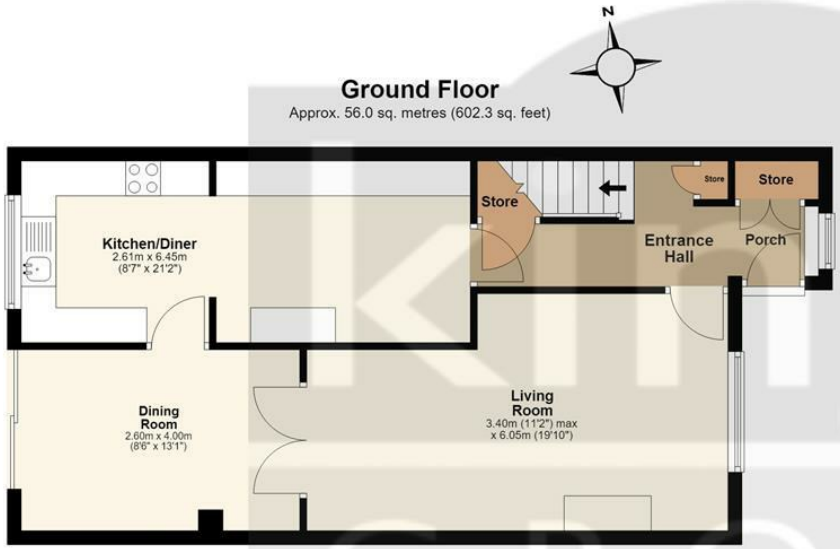

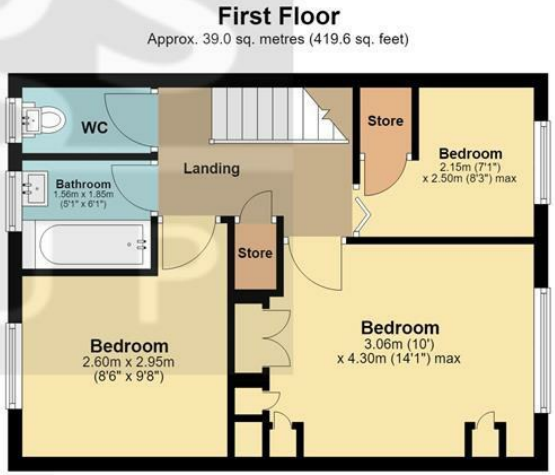

Total area: approx. 107.9 sq. metres (1161.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Perriors Close

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