



Tennand Close, EN7 6DJ
Waltham Cross





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Kings Group are delighted to present this BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME, located in one of the areas most sought after developments.

****GUIDE PRICE £675,000 - £700,000****

This well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families.

To the front, a generous driveway provides off-road parking for up to four vehicles and benefits from an EV charging point. The driveway leads to a central entrance hall, creating a welcoming first impression. Off the hallway, there is a convenient downstairs WC, while to the right is a bright and spacious open-plan lounge/dining room, perfect for both everyday living and entertaining.

The dining area flows seamlessly into the kitchen/breakfast room, creating a sociable layout at the heart of the home. Beyond the kitchen is the former garage, which has been thoughtfully converted to provide a second reception room together with a useful utility area. This versatile space could be used as a family room, playroom, home office or hobby room and also benefits from additional loft storage.

The first floor comprises four well-proportioned bedrooms, including three spacious double bedrooms and a larger-than-average single bedroom. The accommodation is served by a family bathroom and an additional family shower room, providing practical facilities for busy family life.

A particular feature of the property is the semi-converted loft space. Currently offering useful storage and occasional accommodation, it presents excellent potential for further conversion, subject to any necessary consents.

Outside, the landscaped rear garden has been designed for both relaxation and

Guide Price £675,000



- **FOUR BEDROOM DETACHED HOUSE**
 - **IDEAL FAMILY HOME**
 - **LANDSCAPED REAR GARDEN**
 - **DRIVEWAY FOR FOUR CARS**
 - **EASY ACCESS TO A10 AND M25**
- **FREEHOLD**
 - **EXTENDED**
 - **SOUGHT AFTER LOCATION**
 - **CLOSE TO SOUGHT AFTER SCHOOLS**
 - ****GUIDE PRICE £675,000 - £700,000**

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 fay life and future growth. Tennand Close has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, 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
Tennand Close 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 Tennand 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.

Council Tax Band - E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - C





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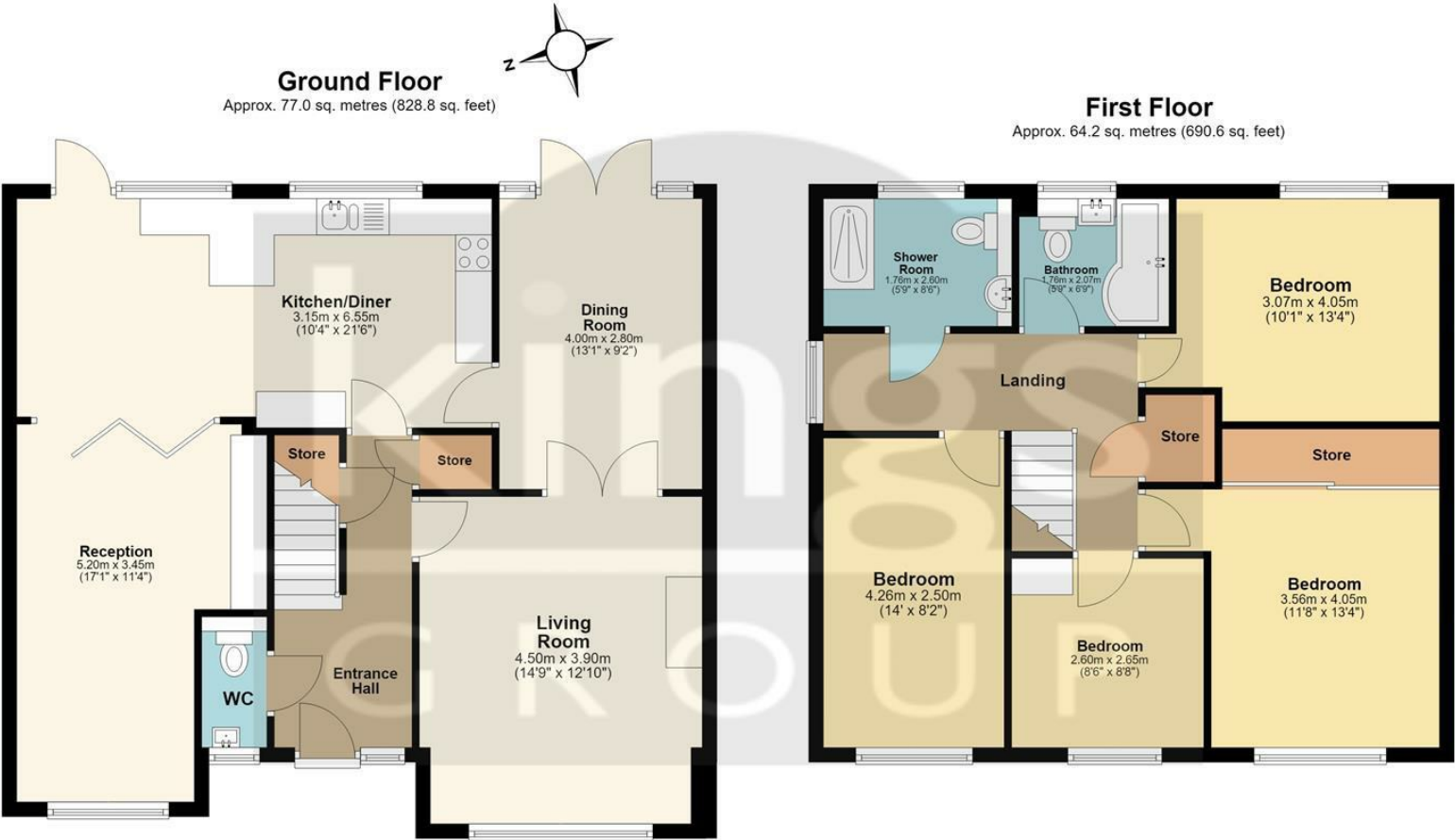
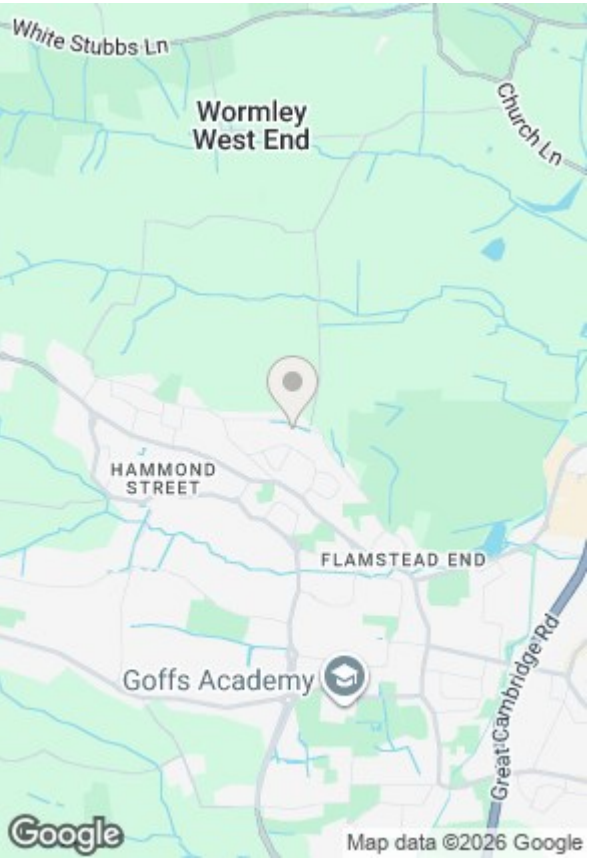
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 141.2 sq. metres (1519.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

Tennand Close

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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