



Hanbury Close, EN8 9BZ
Waltham Cross





Hanbury Close, EN8 9BZ

Kings Group are delighted to offer this CHAIN FREE, THREE BEDROOM TERRACED HOUSE, WITH A GARAGE AND PARKING TO THE REAR OF THE HOME.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £315,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

As you approach the property, you're greeted by a neatly kept front garden with a small path leading to the main entrance. Stepping inside, you enter a bright and airy hallway which immediately creates a sense of warmth. To the right is the living room, a generous space with a large front-facing window that allows natural light to flood in. Moving through to the rear of the property, you'll find the kitchen and dining area. The kitchen is well-appointed with plenty of counter space. A window overlooks the rear garden, and there's a convenient dining area large enough to accommodate a family table. A rear patio door provides direct access to the garden, making it perfect for indoor-outdoor living.

Heading upstairs, you'll find three well-proportioned bedrooms. The master bedroom is situated at the front of the house, featuring a large window. The second bedroom is at the rear, overlooking the garden, and is also a good-sized double room. The third bedroom is a single, ideal as a child's room, home office, or nursery. The family bathroom is located on this floor, there's also a small window for natural ventilation and light. Outside, the rear garden is enclosed and private, featuring a mix of lawn and patio areas — perfect for summer barbecues and entertaining. A gate at the end of the garden provides rear access to the property. Beyond the garden is a private garage and additional off-street parking, a valuable feature that adds both convenience and security.

By Auction £300,000



- **THREE BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **GARAGE AND PARKING TO REAR OF THE PROPERTY**
- **REAR ACCESS**
- **WALKING DISTANCE TO CHESHUNT STATION**

Location

Located near town centre this family home is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated property for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Hanbury Close also offers fantastic commute links, with Cheshunt Station being under a 10 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 15 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 first time buyers and families local schools may be an important criteria in your search which in addition to the above that Hanbury Close offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy are being under 0.5 miles away, with many more within a mile radius offering a huge choice of schools to choose from.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

Auctioneers Additional Comments

- **CHAIN FREE**
- **IDEAL FAMILY HOME**
- **IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE**
- **BEING SOLD VIA SECURE SALE**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.







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GROU



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		Not environmentally friendly - higher CO ₂ emissions	
88	41		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor

First Floor

Hanbury Close, EN8

Approximate Gross Internal Floor Area : 77.0 sq m / 828.82 sq ft (Excludes Garage)
 Garage Area : 12.9 sq m / 138.85 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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