



Westmeade Close, EN7 6JP  
Waltham Cross





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# Westmeade Close, EN7 6JP

Kings Group are delighted to present this SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME, LOCATED IN A QUIET CUL-DE-SAC.

\*\*GUIDE PRICE £600,000 - £625,000\*\*

Tucked away in a quiet cul-de-sac, this well-presented four-bedroom detached family home offers generous living space both inside and out.

Upon entering the property, you are welcomed into a bright entrance hall, which provides access to the main living areas. To the front of the house is a spacious lounge, ideal for relaxing and entertaining. Flowing seamlessly from the lounge to the rear is a modern open-plan kitchen diner, creating the heart of the home and offering an excellent space for family life. From the dining area, doors lead into a conservatory overlooking the rear garden, allowing plenty of natural light and providing direct access outside. Also accessed from the hallway is a convenient downstairs WC and internal access to the integral garage, offering additional storage or parking. The first floor comprises four well-proportioned bedrooms, making the property ideal for growing families, along with a family bathroom serving all rooms.

Externally, the property benefits from a low-maintenance rear garden with side access, perfect for outdoor dining and easy upkeep. To the front, there is a private driveway providing parking for up to four vehicles. The home is further enhanced by 14 solar panels, delivering excellent energy efficiency and helping to reduce ongoing utility costs. Overall, this is a fantastic opportunity to acquire a spacious and energy-efficient family home in a peaceful residential location.

Guide Price £600,000



- **FOUR BEDROOM DETACHED HOUSE**
- **GUIDE PRICE £600,000 - £625,000**
- **DRIVEWAY & INTEGRAL GARAGE**
- **LOW MAINTANANCE REAR GARDEN**
- **POTENTIAL TO EXTENED (STPP)**

- **FREEHOLD**
- **CUL-DE-SAC**
- **SOLAR PANELS**
- **IDEAL FAMILY HOME**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

### Location

Westmeade Close 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

Westmeade Close also offers fantastic commute links, with Cheshunt Station being a short 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 short 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Westmeade Close offers, you also have some of the areas most sought after and popular schools such as Goffs Academy, Bonneygrove Primary School, Flamstead End School, St Paul's Catholic Primary School, Goffs - Churchgate Academy and many more all within a short walk or drive away.

Council Tax Band - F

Construction Type - Standard (Brick, Tile)

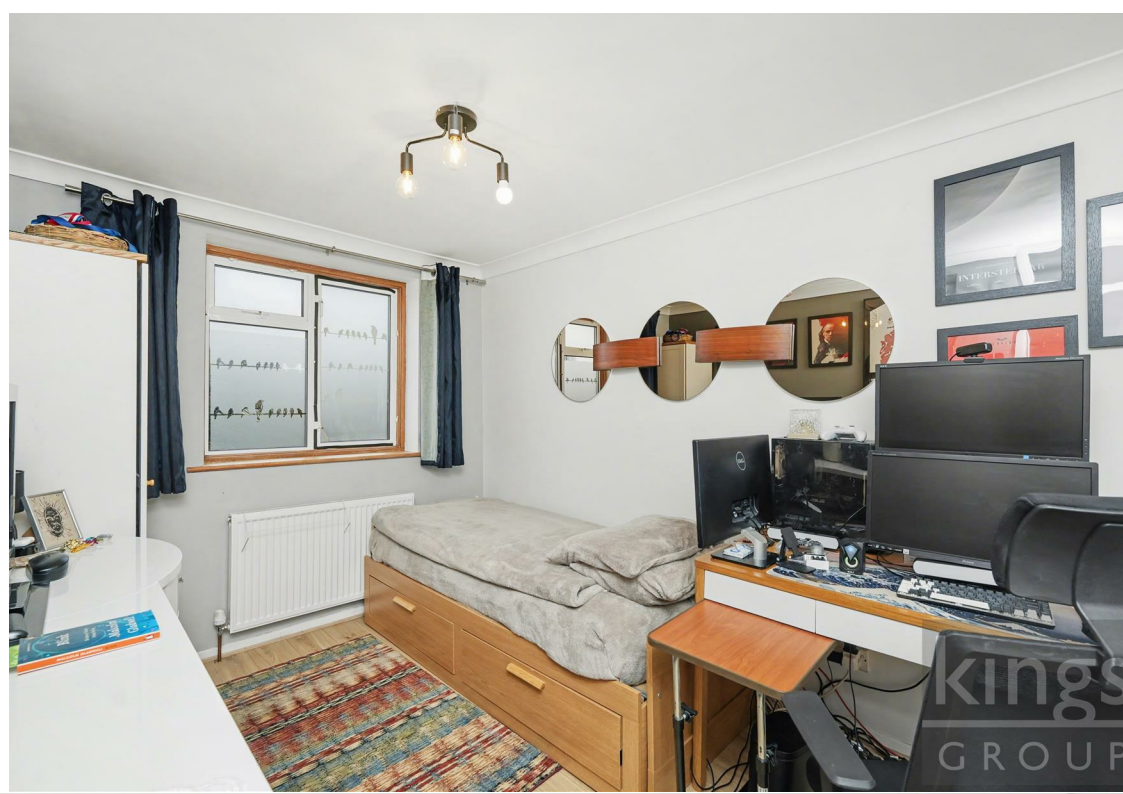
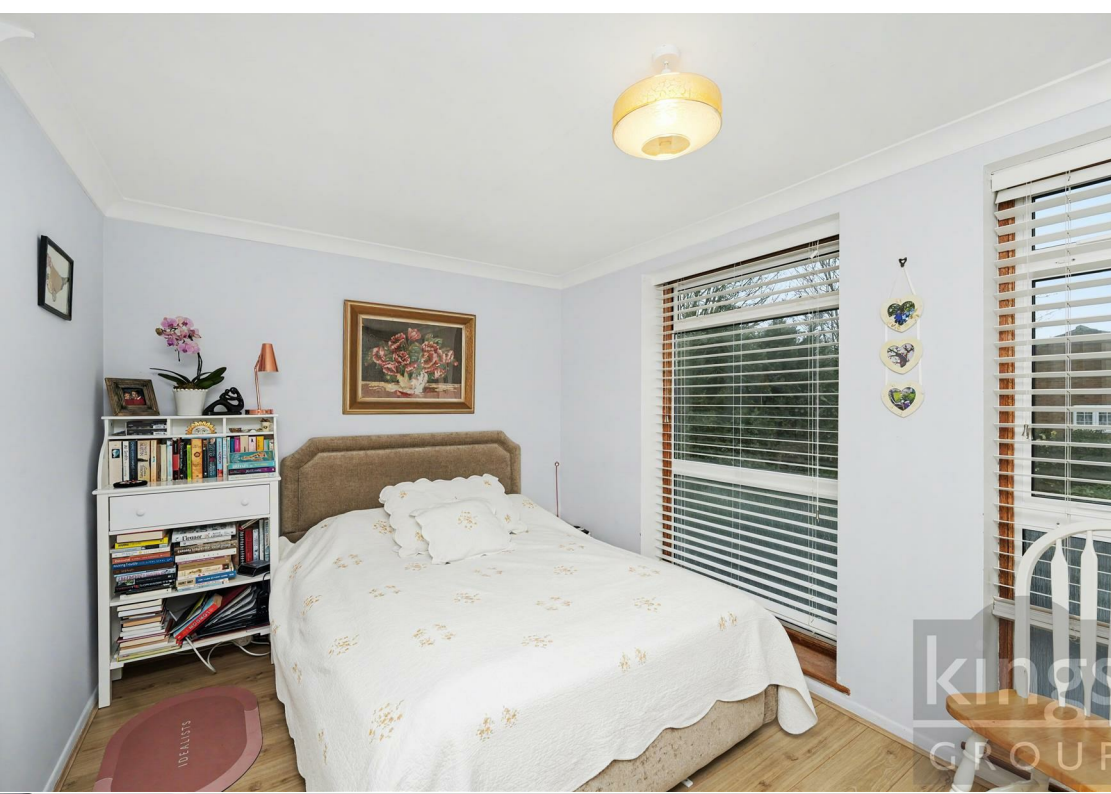
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low







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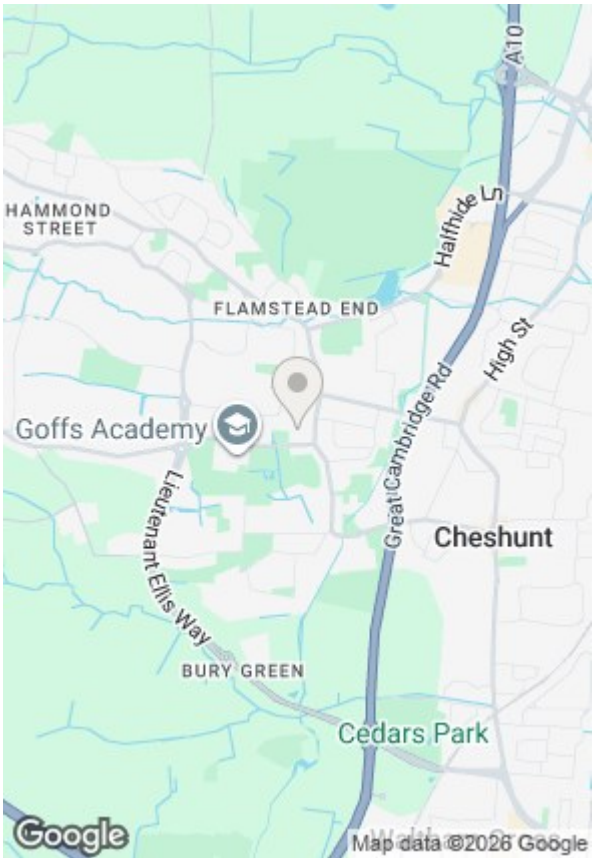
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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



**Westmeade Close**

Approximate Gross Internal Floor Area : 127.90 sq m / 1376.70 sq ft (Including Garage)

Garage Area : 13.30 sq m / 143.16 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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