

Stains Close, EN8 9JJ
Waltham Cross

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Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE, located walking distance from Cheshunt Station !.

GUIDE PRICE £450,000 - £475,000

Upon entering the property, you are welcomed by a useful entrance porch, which leads through into the hallway. From here, the accommodation flows naturally throughout the ground floor.

Straight ahead is a generously proportioned lounge, offering an excellent principal reception space with plenty of room for both comfortable seating and additional furnishings. To the right of the lounge, you reach the kitchen/dining room, which provides a practical and sociable space with direct access to the side into the rear garden. Also located on the ground floor is a convenient downstairs WC, adding further practicality to the home. The property also benefits from an integral garage, providing useful storage and potential for a variety of uses, subject to any necessary permissions.

Moving upstairs, the first floor provides three well-proportioned bedrooms, offering flexibility for a family, guests, or home working requirements. The accommodation is completed by a family bathroom, serving all three bedrooms.

Externally, the property is approached via a large front driveway, providing ample off-road parking. To the rear is a landscaped garden, offering a pleasant outdoor space for entertaining, relaxing or enjoying the warmer months. The garden also benefits from side access, providing convenient access between the front and rear of the property.

There is also potential to extend the property, subject to the necessary planning permissions and consents, offering an exciting opportunity for future owners to further enhance and tailor the home to their requirements.

Guide Price £450,000









- THREE BEDROOM SEMI DETACHED HOUSE
- FREEHOLD
- DRIVEWAY
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CHAIN FREE
- IDEAL FAMILY HOME
- SPACIOUS LOUNGE
- WALKING DISTANCE TO CHESHUNT STATION
- EASY ACCESS TO A10 AND M25

Locaction

Located near town centre this family home is surrounded by everything a home owner needs in a new home. Stains Close benefits from having local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business all just a short walk away, a new owner would struggle to find a better situated proeprty 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 and Lea Valley Park.

Travel Links

Stains Close also offers fantastic commute links, with Cheshunt Station being under a 15 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 25 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 home for families local schools may be an important criteria in your search which in addition the above that Stains 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, with many more within a mile radius offering a huge choice of schools to choose from.

Additional Information

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








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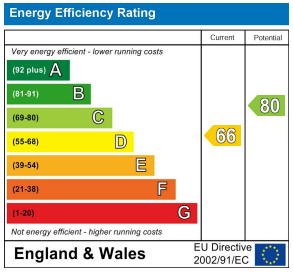

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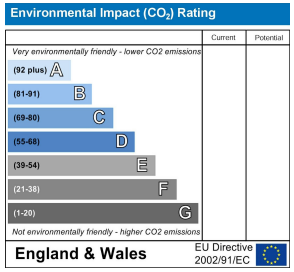

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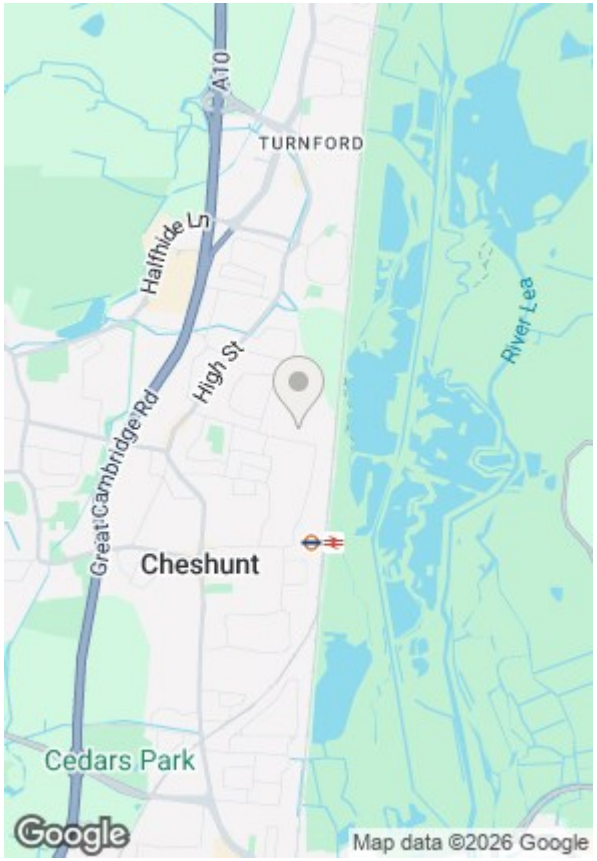





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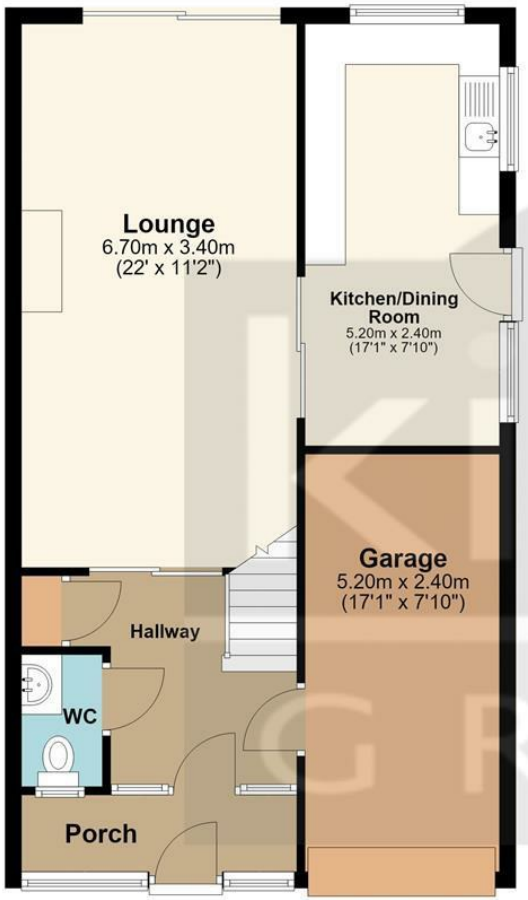






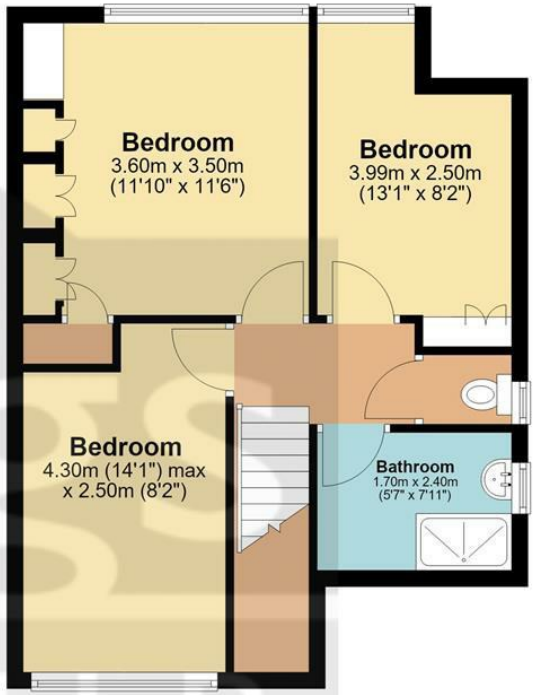
Ground Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



Total area: approx. 105.5 sq. metres (1135.8 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.

Stains Close

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9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net