



Churchgate, EN8 9DX
Waltham Cross





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Churchgate, EN8 9DX

Kings Group are delighted to present this EXTENDED FOUR BEDROOM DETACHED HOUSE, BEING SOLD CHAIN FREE !.

"Notice of Offer"

Property Address: 176 Churchgate EN8 9DX

We advise that an offer has been made for the above property in the sum of £467,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 9 Lynton Parade, Turners Hill, Cheshunt, Waltham Cross, EN8 8LF
Agents Telephone Number: 01992 635 735

Approaching the property, you're welcomed by a charming front garden that leads you to the front door and into a bright entrance hall. From here, to the right, the home opens into a spacious through lounge - an inviting, versatile living area that flows seamlessly towards the rear of the property.

At the back, the home has been thoughtfully extended to create a superb open-plan arrangement. The dining area sits within the extension, offering a natural hub for entertaining and family life, and wraps effortlessly into the well-appointed kitchen. Double doors from the dining room open directly onto the rear garden, allowing for plenty of natural light and easy indoor-outdoor living.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, including two generous doubles and a larger-than-average single room. This level is completed by a family bathroom and a separate WC, adding convenience for busy households. The second floor has been extended to create an impressive principal bedroom suite. This spacious master bedroom benefits from its own en-suite, offering a private and peaceful retreat away from the rest of the home.

Outside, the rear garden provides a pleasant outdoor space for relaxation or entertaining, with the added benefit of side access—ideal for practicality and ease of use. This home offers a fantastic blend of space, flexibility, and modern living across three floors.

£450,000



- **FOUR BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **EXTENDED TO REAR AND LOFT**
- **EN-SUITE TO MASTER BEDROOM**
- **EASY ACCESS TO A10 AND M25**

- **FREEHOLD**
- **IDEAL FAMILY HOME**
- **SPACIOUS BEDROOMS**
- **CLOSE TO CHESHUNT STATION**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Location

Churchgate 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

Churchgate 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 Churchgate 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 - D

Construction Type - Standard (Brick, Tile)

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





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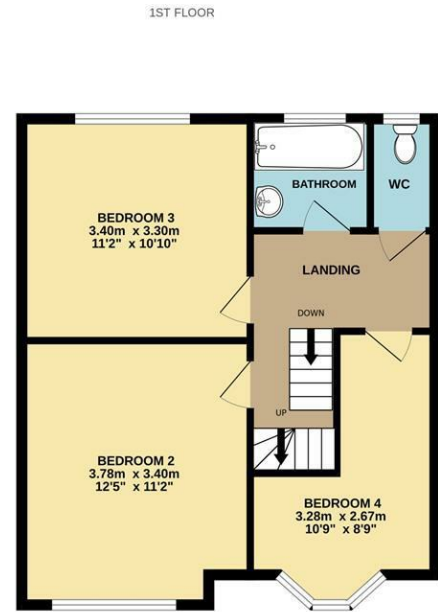
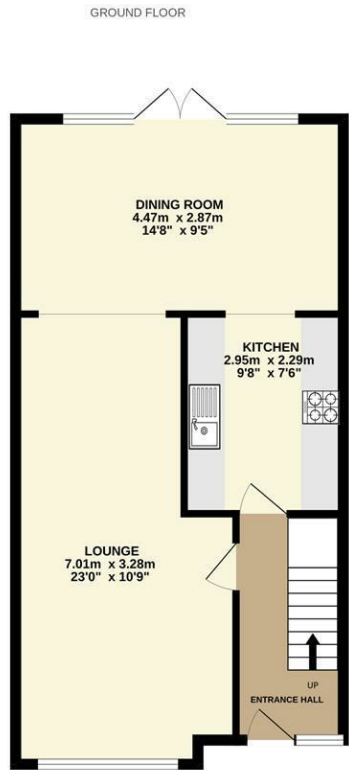
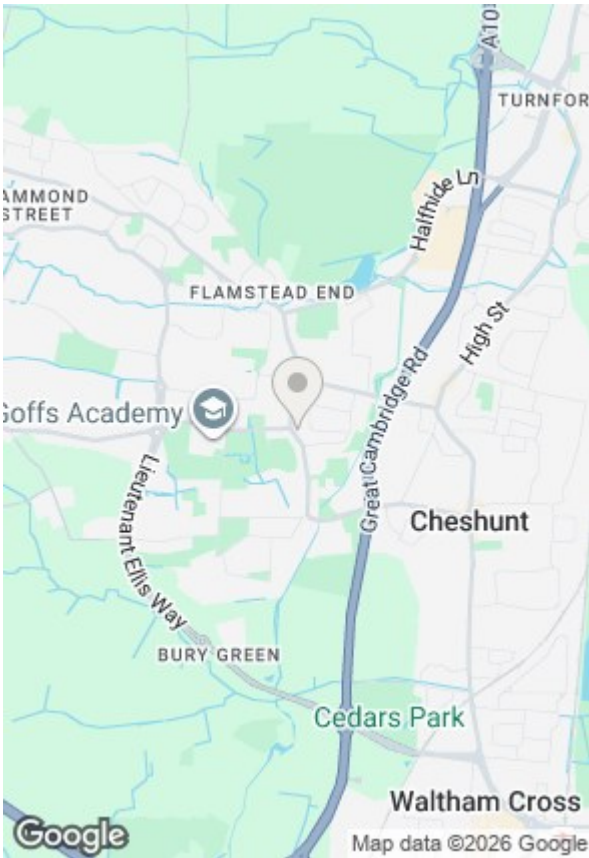
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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