



Markwick Avenue, EN8 9FP
Waltham Cross





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Kings Group are delighted to present this BEAUTIFUL THREE BEDROOM DETACHED HOUSE, located in a very sought after development.

As you approach the property, you'll find a spacious driveway to the side of the house providing off-road parking for two cars, alongside a neat frontage that gives the home great kerb appeal. Stepping through the front door, you are welcomed into a bright entrance hall that sets the tone for the rest of the home. Straight ahead is a convenient ground floor WC, ideal for guests. To the right, you enter a generous open-plan lounge — a comfortable and versatile living space perfect for relaxing or entertaining. To the rear of the property is a modern kitchen, thoughtfully designed with ample worktop and storage space. The kitchen flows beautifully into the dining area, with large bi-folding doors that open out onto the rear garden, allowing plenty of natural light to flood the space and creating a seamless indoor-outdoor feel.

Upstairs, the first floor offers three spacious bedrooms. The master bedroom benefits from its own private en-suite shower room, providing a peaceful retreat. The remaining two bedrooms are well proportioned and served by a contemporary family bathroom, making the layout ideal for families or guests. Outside, the rear garden offers a private space perfect for outdoor dining, entertaining, or simply enjoying the warmer months.

£530,000



- **THREE BEDROOM DETACHED HOUSE**
- **HIGH SPEC FAMILY HOME**
- **SOUGHT AFTER LOCATION**
- **EN-SUITE TO MASTER BEDROOM**
- **EASY ACCESS TO A10 AND M25**

- **FREEHOLD**
- **DRIVEWAY**
- **SPACIOUS LOUNGE**
- **CLOSE TO POPULAR SCHOOLS**
- **WALKING DISTANCE TO CHESHUNT STATION**

Location

Markwick Avenue 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

Markwick Avenue also offers fantastic commute links, with Cheshunt Station being under a 30 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 30 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

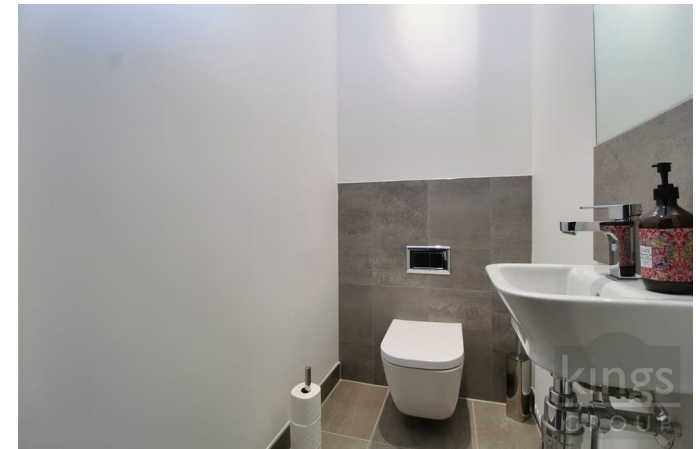
With the property being ideal for families, local schools may be an important criteria in your search which in addition the above that Markwick Avenue offers, you also have some of the areas most sought after and popular schools such as Goffs Churchgate Academy, Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-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 - B





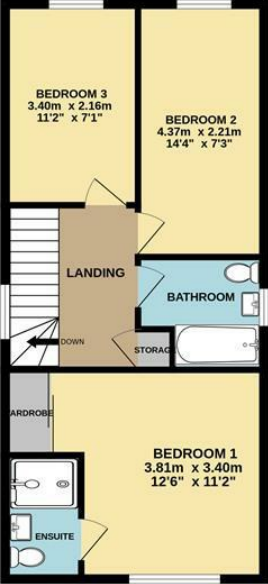
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(29-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 101.5 sq.m. (1092 sq.ft.) approx.

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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