



Nightingale Road, EN7 6WD







Be our guest



KHLOE  
GROUP



# Nightingale Road, EN7 6WD

Kings group are proud to Welcome to this impressive five-bedroom detached home, ideally designed for modern family living and finished to a high standard throughout.

As you approach the property, you're greeted by a large front driveway, providing ample off-road parking for several vehicles. To the side, there's a double garage—perfect for additional parking, storage, or even conversion potential (subject to planning permission).

Step through the entrance and into a welcoming hallway that sets the tone for the spacious interiors to follow. To your right is a spacious lounge, ideal for relaxing and entertaining, with plenty of natural light. At the heart of the home lies a large open-plan kitchen diner, beautifully fitted with a bespoke made kitchen that includes high-end cabinetry, integrated appliances. This space opens up to a generous dining and informal seating area, perfect for both family meals and hosting guests. Just off the kitchen is a separate utility room, offering extra storage and space for laundry appliances, helping to keep the main kitchen clutter-free. A dedicated home office provides the ideal environment for remote work or quiet study, away from the main living areas.

Upstairs, the home offers five well-proportioned bedrooms. Bedroom One and Bedroom Two are both generous doubles and benefit from their own en-suite shower rooms, offering privacy and convenience. Bedrooms Three and Four are also double rooms, ideal for family members or guests. Bedroom Five is a spacious single or smaller double—perfect for a nursery, dressing room, or additional study. A modern family bathroom serves the remaining bedrooms with stylish fittings and a full-size bath.

To the rear, you'll find a landscaped garden, designed with a mix of lawn, patio, and planting beds, offering a perfect balance of relaxation and low maintenance. Ideal for outdoor dining,

## Offers In Excess Of £875,000





- **FIVE BEDROOM DETACHED HOUSE**
- **DRIVEWAY AND DOUBLE GARAGE**
- **HOME OFFICE SPACE**
- **FAMILY BATHROOM AND TWO EN-SUITES**
- **SOUGHT AFTER LOCATION**

#### Location

Nightingale Road offers a harmonious blend of suburban peace, family-friendly amenities, and convenient transport links, making it an ideal family home, with amenities such as Hammond Road playing fields, Cheshunt Park Golf Course and Brookfield shopping centre all being within a short drive away.

#### Travel Links

A new owner would benefit from proximity to Cuffley railway station, located about 1.5 miles away, providing direct services to London. Additionally, the area is well-served by local bus routes, enhancing connectivity to neighboring towns and amenities

#### Local Schools

With the property being ideal for a large family, local schools may be an important criteria in your search which in addition the above that Nightingale Road offers, you also have some of the areas most sought after and popular schools such as Goffs Oak Primary & Nursery School, Woodside Primary School, Flamstead End School, Goffs Academy and many more all just a short drive away.

Council Tax Band - G

Construction Type - Standard (Brick, Tile)

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

#### Entrance Hall 14'2 5'14 (4.32m x 1.52m )

Stairs to first floor landing, Single radiator, Tiled flooring, Coved ceiling, Phone Point, Power points

#### Downstairs WC 3'79 x 4'29 (0.91m x 1.22m)

Heated towel rail, Tiled flooring, Extractor fan, Wash basin with mixer tap, Low level WC, Tiled walls, Sonos ceiling speaker

#### Lounge 15'62 x 12'14 (4.57m x 3.66m )

Double glazed window at front aspect, Single radiator, Carpeted flooring, Gas fireplace, TV Aerial point, Power points, Coved ceiling

#### Office 7'94 x 10'89 (2.13m x 3.05m)

Double glazed windows at front aspect, Double radiator, Tiled flooring, Coved ceiling, Power points

#### Kitchen / Diner 10'4 x 26'4 (3.15m x 8.03m)

Double glazed windows at rear aspect, Double radiators, Tiled flooring, Tiled splash backs, Marble effect counter tops, Gas oven with gas hob, Hood style extractor fan, Sink with drainer unit, Spotlights, Double glazed French doors leading to garden, Power points , Two Sonos ceiling speakers

- **FREEHOLD**
- **IMMACULATE CONDITION**
- **IMPRESSIVE KITCHEN / DINER**
- **LANDSCAPED REAR GARDEN**
- **BEAUTIFUL FAMILY HOME**

#### Utility Room 7'23 x 6'51 (2.13m x 1.83m )

Tiled Flooring, Plumbing for washing machine, Space for dryer, Sink, Power points

#### First Floor Landing 6'31 x 17'34 (1.83m x 5.18m)

Loft access, Single radiator, Carpeted flooring, Coved ceiling, Spotlights

#### Bathroom 7'03 x 7'03 (2.21m x 2.21m )

Double glazed opaque window at rear aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Wash basin with vanity unit under, Low level WC, Shaver point, Tiled walls, Spotlights, Sonos ceiling speaker, Built in TV to the wall

#### Master Bedroom 12'25 x 14'9 (3.66m x 4.50m)

Double glazed window at front aspect, Double radiator, Carpeted flooring, Two built in wardrobes, TV Aerial point, Power points, Spotlights, Coved ceiling, Two Sonos ceiling speakers

#### En Suite to Master Bedroom 7'07 x 5'38 (2.31m x 1.52m)

Double glazed opaque window at front aspect, Heated towel rail, Tiled flooring, Thermostatically controlled shower, Wash basin with vanity unit under, Low level WC, Shaver point, Tiled walls, Spotlights, Sonos ceiling speaker

#### Bedroom Two 9'70 x 12'30 (2.74m x 3.66m )

Double glazed window at rear aspect, Double radiator, Carpeted flooring, TV aerial point, Power points, Two Sonos ceiling speakers

#### En Suite to Bedroom Two 9'51 x 4'33 (2.74m x 1.22m )

Double glazed opaque window to side aspect, Tiled flooring, Heated towel rail, Thermostatically controlled shower, Wash basin with vanity unit under, Low level WC, Spotlights, Sonos ceiling speaker

#### Bedroom Three 11'33 x 11'29 (3.35m x 3.35m )

Double glazed window at rear aspect, Double radiator, Carpeted flooring, Built in wardrobe, TV Aerial point, Power points, Coved ceiling, Spotlights, Two Sonos ceiling speakers

#### Bedroom Four 12'27 x 11'09 (3.66m x 3.58m)

Double glazed window at front aspect, Double radiator, Lino flooring, Built in wardrobes, TV Aerial point, Power points, Coved ceiling, Spotlights

#### Bedroom Five 6'98 x 9'79 (1.83m x 2.74m)

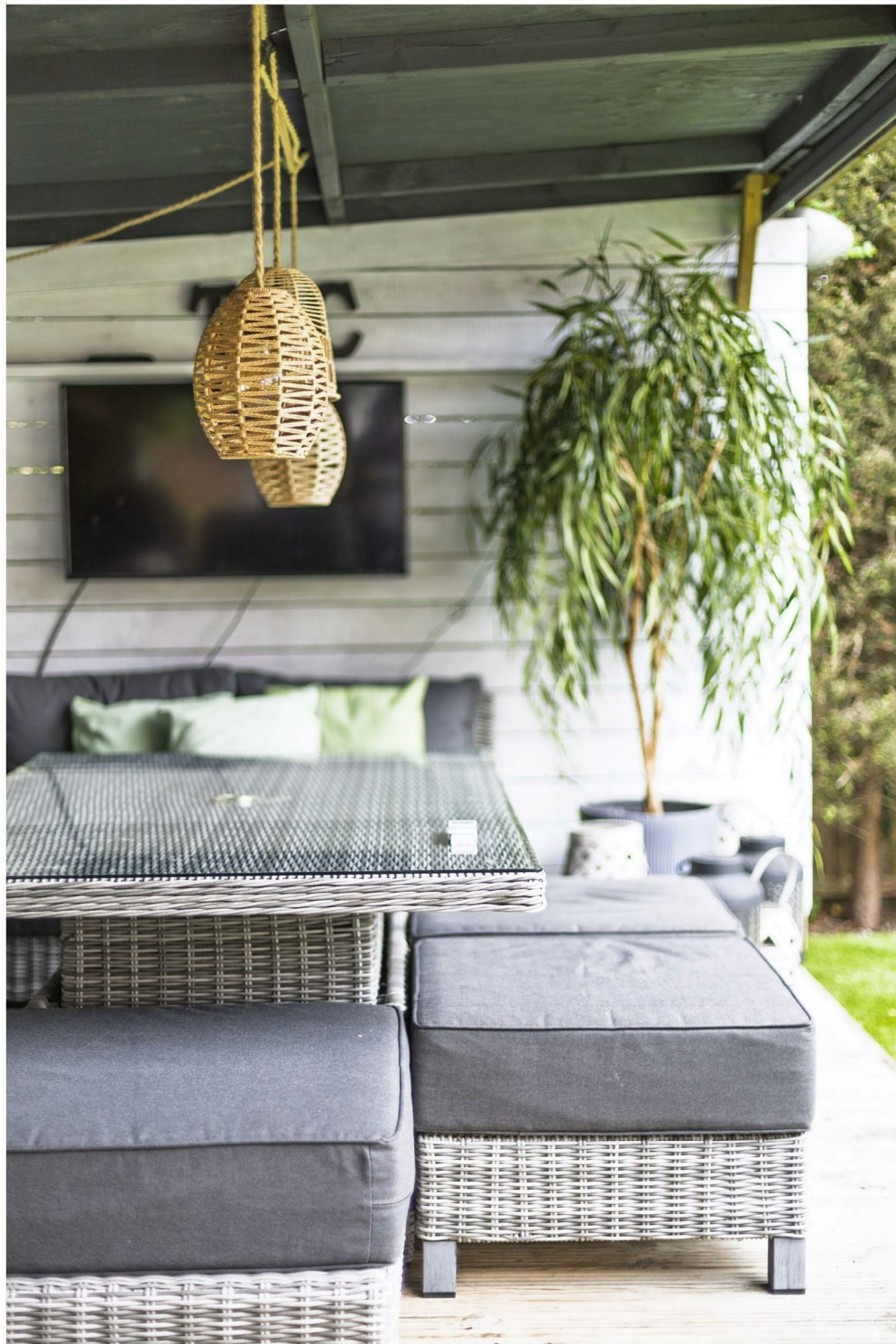
Double glazed window at rear aspect, Single radiator, Carpeted flooring, Power points, Coved ceiling, Spotlights













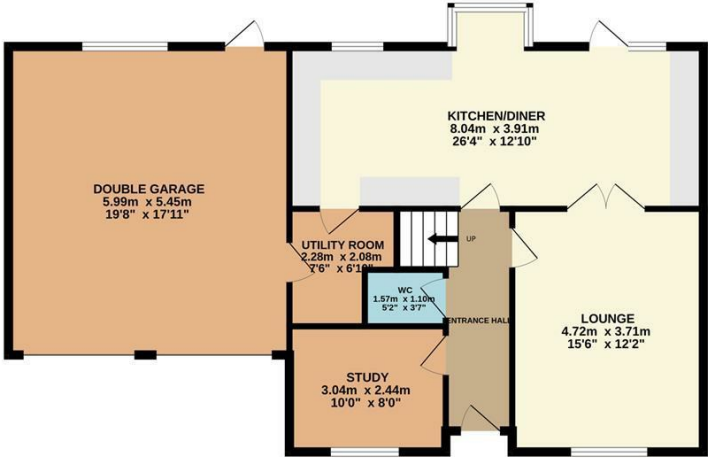




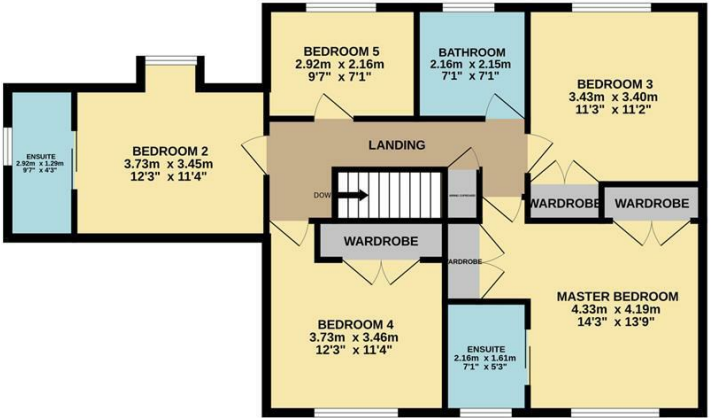
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

GROUND FLOOR  
96.5 sq.m. (1039 sq.ft.) approx.



1ST FLOOR  
81.9 sq.m. (881 sq.ft.) approx.



TOTAL FLOOR AREA : 178.3 sq.m. (1920 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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