



Hammondstreet Road, EN7 6NX
Waltham Cross





The King
GROUP

Hammondstreet Road, EN7 6NX

Kings Group are delighted to present this SPACIOUS THREE BEDROOM SEMI DEATCHED HOUSE, located in the ever popular WEST CHESHUNT AREA, being offered CHAIN FREE !!.

The property is entered via a side front door leading into a welcoming main hallway. To the right is a convenient downstairs WC, while to the left the hallway continues, providing access to the principal living areas. On the right-hand side, a door opens into a bright and spacious through lounge, ideal for both relaxing and entertaining. Continuing along the hallway leads into the well-appointed kitchen, offering ample workspace and storage.

Positioned to the rear of the property is a delightful conservatory, accessible from both the lounge and the kitchen, creating an excellent flow of living space. The conservatory enjoys pleasant views over the landscaped rear garden and provides direct access outside, making it perfect for year-round use.

To the first floor, the property offers three bedrooms, comprising two generous double rooms and a larger-than-average single bedroom, along with a modern family shower room.

Externally, the home benefits from a beautifully landscaped rear garden, ideal for outdoor dining and leisure. To the front, there is a driveway providing off-street parking for multiple vehicles, as well as a garage.

An excellent opportunity for families or buyers seeking a well-proportioned home in a desirable setting.

£450,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **CHAIN FREE**
- **SOUGHT AFTER AREA**
- **SPACIOUS THROUGH LOUNGE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Location

Located in the sought after West Cheshunt area, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Hammondstreet Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops. Brookfield Lane West is also a short drive away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Hammondstreet Road also offers fantastic commute links, with Cheshunt Station being under a 15 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 Theobalds Grove Station which is also just a 15 minute 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 a family, local schools may be an important criteria in your search which in addition to the above that Hammond Street Road offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Flamstead End School, Fairfields Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away.

- **DRIVEWAY AND GARAGE**
- **IDEAL FAMILY HOME**
- **LANDSCAPED REAR GARDEN**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **EASY ACCESS TO A10 AND M25**

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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

EPC Rating - Awaiting up to date EPC Rating







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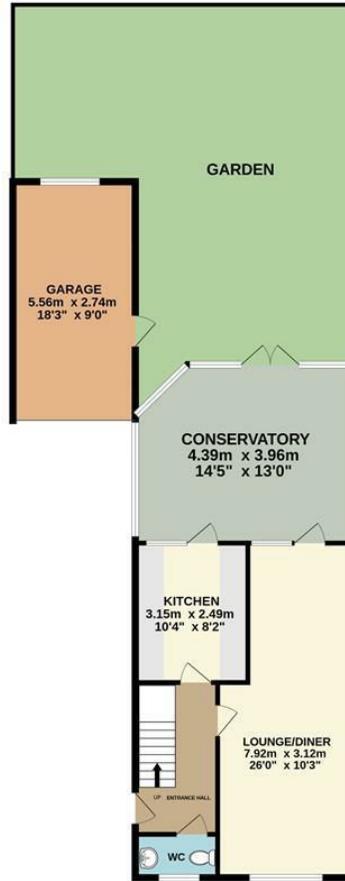


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO 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	

GROUND FLOOR

1ST FLOOR



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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