



Brookfield Lane West, EN8 0QY
Waltham Cross





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Kings Group are delighted to present this CHAIN FREE, FOUR BEDROOM DETACHED HOUSE FOR SALE.

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £625,000

Set within a desirable and well-established location, this four-bedroom detached home offers an exceptional balance of space, comfort, and style — perfect for the modern family seeking a home that truly has it all.

Approached via a substantial private driveway, providing parking for up to six vehicles, this impressive home immediately sets the tone with its attractive frontage and excellent kerb appeal. The driveway also offers access to the integral garage and gated side access to the rear garden. Upon entering, you are greeted by a welcoming entrance hall that flows naturally throughout the ground floor. To the right, the elegant lounge offers a relaxing retreat, bathed in natural light and perfect for both quiet evenings and family gatherings. To the rear, the formal dining room provides a refined setting for entertaining, with delightful views over the garden.

To the left of the dining room, the spacious kitchen serves as the true heart of the home — thoughtfully designed with extensive cabinetry, ample work surfaces, and space for informal dining. Leading seamlessly from the kitchen, a dedicated utility room offers further practicality and direct access to the integral garage. Completing the ground floor is a stylish cloakroom/WC and a staircase rising to the first floor.

The light-filled landing leads to four beautifully proportioned bedrooms. Three are generous doubles, each offering a calm and comfortable ambiance, while the fourth is a larger-than-average single bedroom — ideal as a guest room, nursery, or home office. A modern family bathroom completes this floor, fitted with a contemporary suite and finished to a high standard.

The property enjoys a large and private garden, perfect for outdoor living. A wide lawn is complemented by a spacious patio and side access.

By Auction £625,000



- CHAIN FREE
- FREEHOLD
- INTEGRAL GARAGE
- IDEAL FAMILY HOME
- EASY ACCESS TO A10 AND M25

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. Chilcott House has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops. Chilcott House 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

Chilcott House 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 Chilcott House 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.

Council Tax Band - G
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - D

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing

- RECENTLY INSTALLED BOILER AND RADIATORS
- PARKING FOR UP TO 6 CARS
- LARGE REAR GARDEN
- CLOSE TO SOUGHT AFTER SCHOOLS
- CLOSE TO BROOKFIELD SHOPPING CENTRE

Agents or via The Auctioneers website.

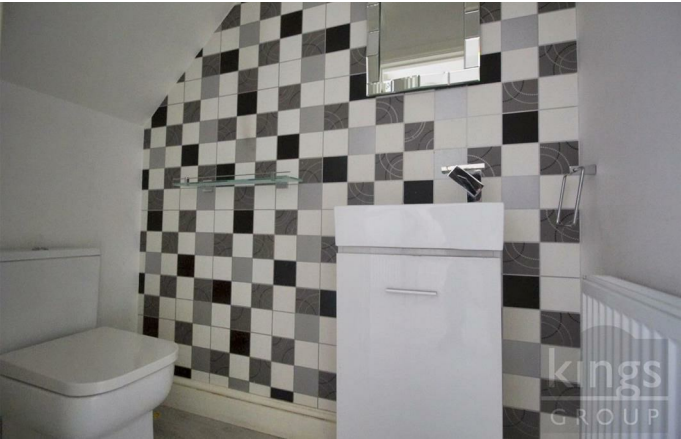
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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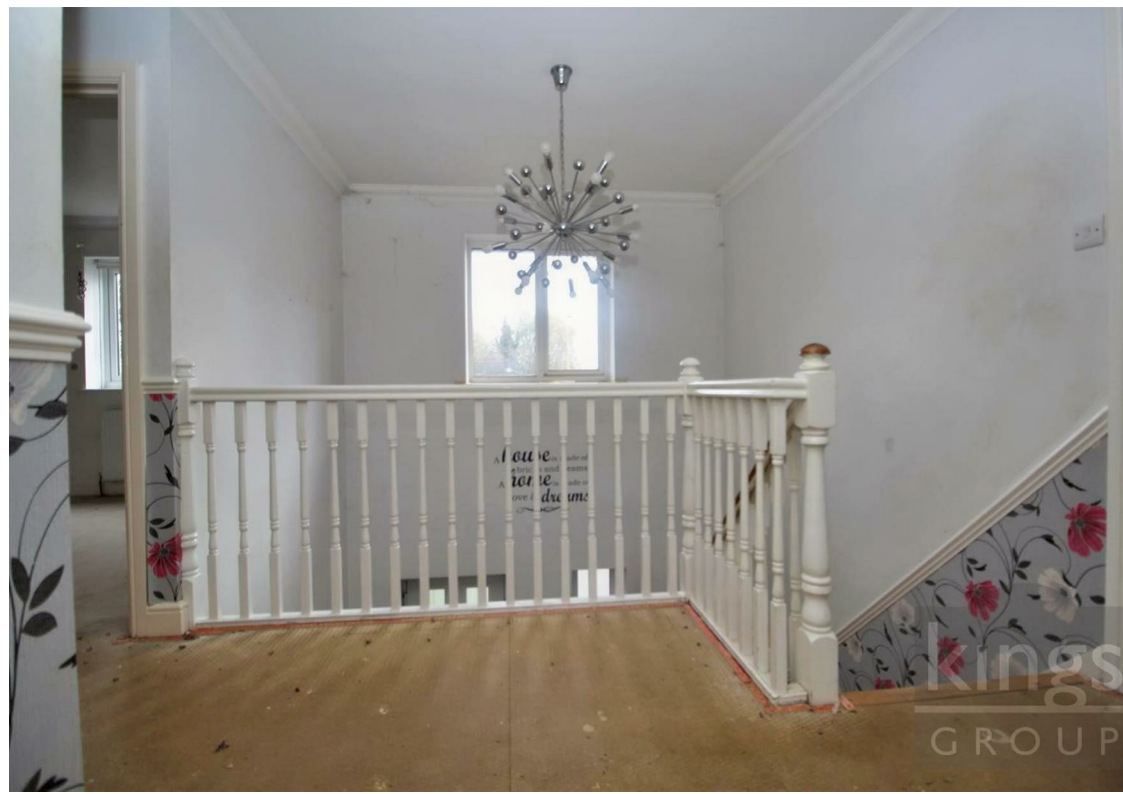
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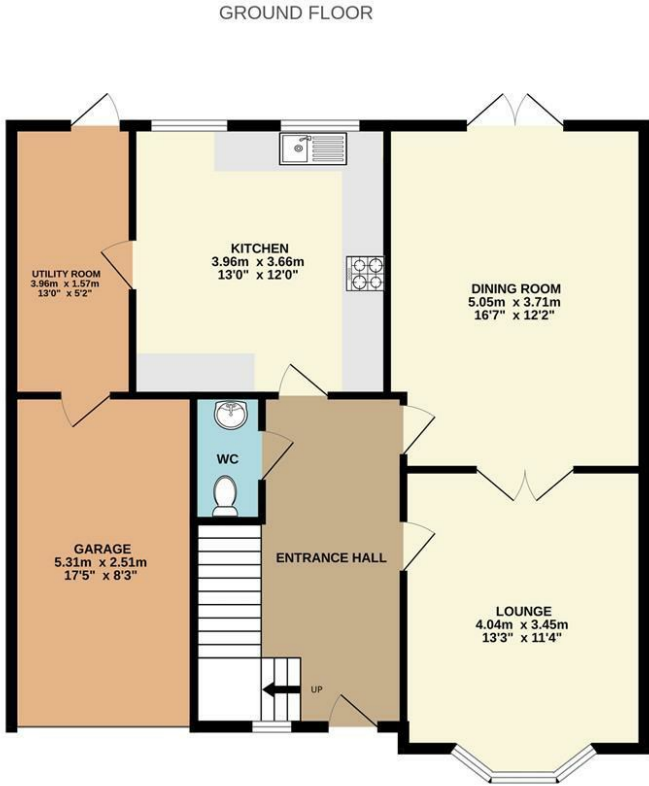
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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