



Aldermere Avenue, EN8 0FF
Waltham Cross





kings
GROUP

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Kings Group are delighted to present this WELL PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE, LOCATED IN A SOUGHT AFTER DEVELOPMENT.

Welcome to this beautifully presented three-bedroom semi-detached home, ideal for modern family living.

Stepping inside, you're greeted by a bright entrance hall, with a convenient WC located to the left. Moving forward, the hallway opens into a spacious open-plan living area. This impressive space offers a versatile lounge/dining area, perfect for relaxing or entertaining, flowing seamlessly into the modern kitchen, positioned to the front of the property and fitted with stylish units and contemporary appliances. To the rear, double doors lead out to a landscaped garden, providing an attractive and low-maintenance outdoor area for enjoying warmer weather., along with having side access.

Upstairs, the first floor offers a generous master bedroom complete with en-suite, along with two further well-proportioned bedrooms and a sleek family bathroom. Further benefits includes two allocated parking spaces to the rear, making this a highly practical and appealing home in a sought-after location. A wonderful property that truly must be viewed to be fully appreciated.

£425,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **SOUGHT AFTER DEVELOPMENT**
- **ALLOCATED PARKING**
- **LANDSCAPED REAR GARDEN**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

- **FREEHOLD**
- **IDEAL FOR FIRST TIME BUYERS**
- **EN-SUITE**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**
- **EASY ACCESS TO A10 AND M25**

Location

Aldermere 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 walking distance to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links

Aldermere Avenue also offers fantastic commute links, with Cheshunt Station being under a 25 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Aldermere Avenue offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Arlesdene Nursery School and Pre-School, Flamstead End School, Goffs Academy, Fairfields Primary School and Nursery and many more all under 1 mile away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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

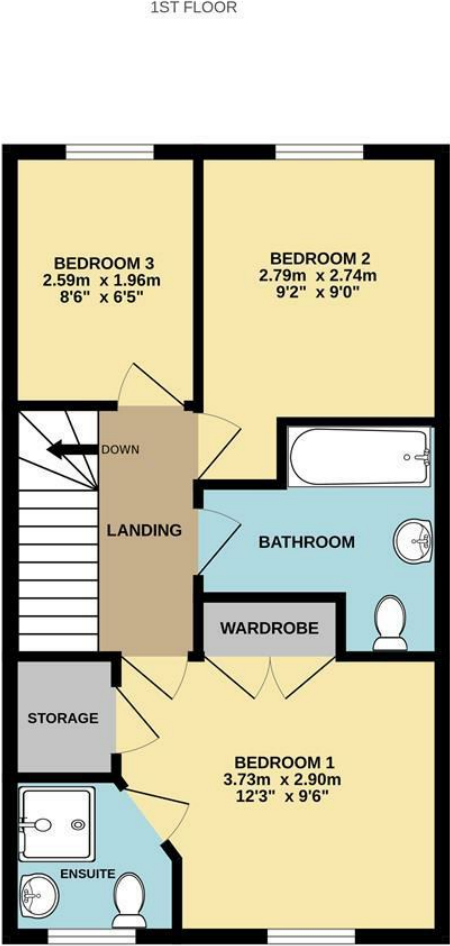
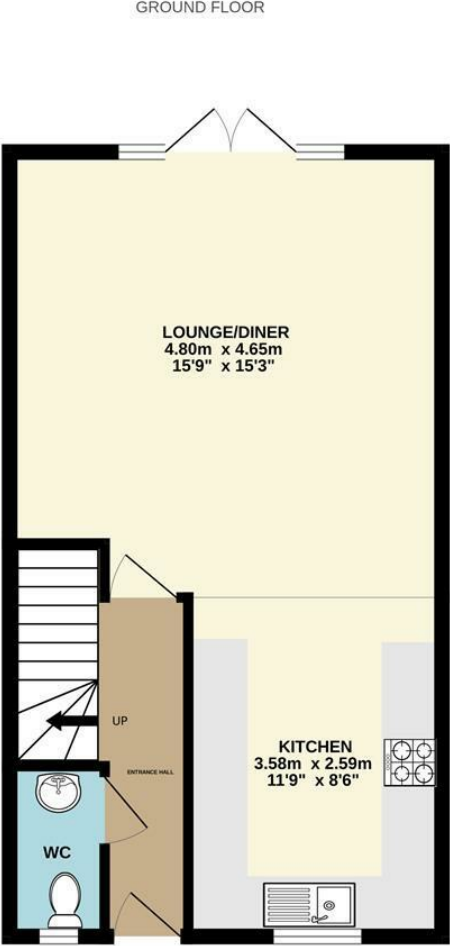
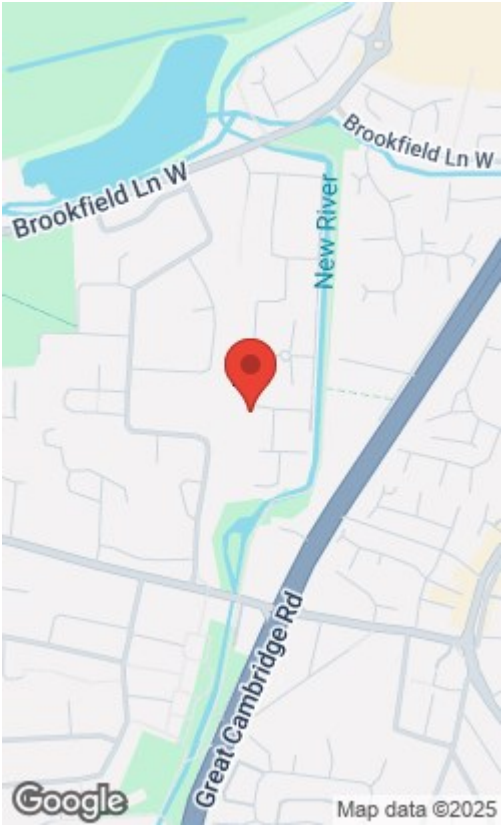








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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