



Oakdene, EN8 9JA  
Waltham Cross





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# Oakdene, EN8 9JA

Kings Group are delighted to present this EXTENDED THREE/FOUR BEDROOM SEMI DETACHED HOUSE, LOCATED JUST A STONES THROW FROM CHESHUNT STATION.

As you enter the property, you're greeted by a bright and welcoming entrance hall, with a convenient WC to your right. To the left, the converted garage now provides a generous fourth bedroom, complete with built-in wardrobes. This versatile space could also serve perfectly as a home office, playroom, or snug, depending on your needs. Continuing through the hallway, you'll find a well-appointed kitchen with ample storage and workspace, leading seamlessly into the impressive rear extension, which now forms the heart of the home—a spacious and light-filled lounge area overlooking the garden. French doors open out to the rear garden, ideal for entertaining or relaxing in the warmer months. Upstairs, the first floor offers three bedrooms—two comfortable doubles and one good-sized single—alongside a modern family bathroom.

Externally the property offers a beautifully landscaped rear garden. This stunning outdoor space has been thoughtfully designed to offer the perfect balance of style, comfort, and functionality. A tiled patio area provides an ideal spot for al fresco dining and entertaining, leading onto a low-maintenance artificial grass lawn surrounded by attractive shrub borders that add colour and character throughout the seasons.

The garden also benefits from side access and a versatile outbuilding, complete with power points. Currently utilised as a bar area with additional storage, this fantastic feature offers endless potential — whether for entertaining guests, setting up a home gym, or creating a quiet workspace. To the front, the property features a driveway providing off-street parking for two cars, enhancing both convenience and kerb appeal.

£550,000



- **THREE/FOUR BEDROOM SEMI DETACHED HOUSE**
- **IDEAL FAMILY HOME**
- **WALKING DISTANCE TO CHESHUNT STATION**
- **DRIVEWAY FOR UP 2 CARS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

### Location

Located near town centre, this family home is surrounded by everything a home owner needs in a new home, with the added bonus of being in a peaceful secluded road. The property benefits from having local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business all just a short walk away, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital and Lea Valley Park.

### Travel Links

Oakdene also offers fantastic commute links, with Cheshunt Station being under a 10 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 20 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 home for families local schools may be an important criteria in your search which in addition the above that Oakdene offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

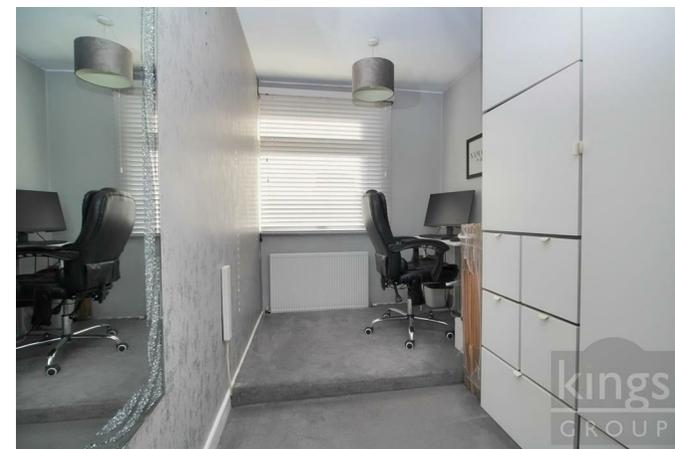
- **LANDSCAPED REAR GARDEN WITH OUTBUILDING**
- **SOUGHT AFTER LOCATION**
- **CONVERTED GARAGE**
- **EXTENDED**
- **NEAR LOCAL SHOPS AND AMENITIES**

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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

Awaiting Up to Date EPC Rating

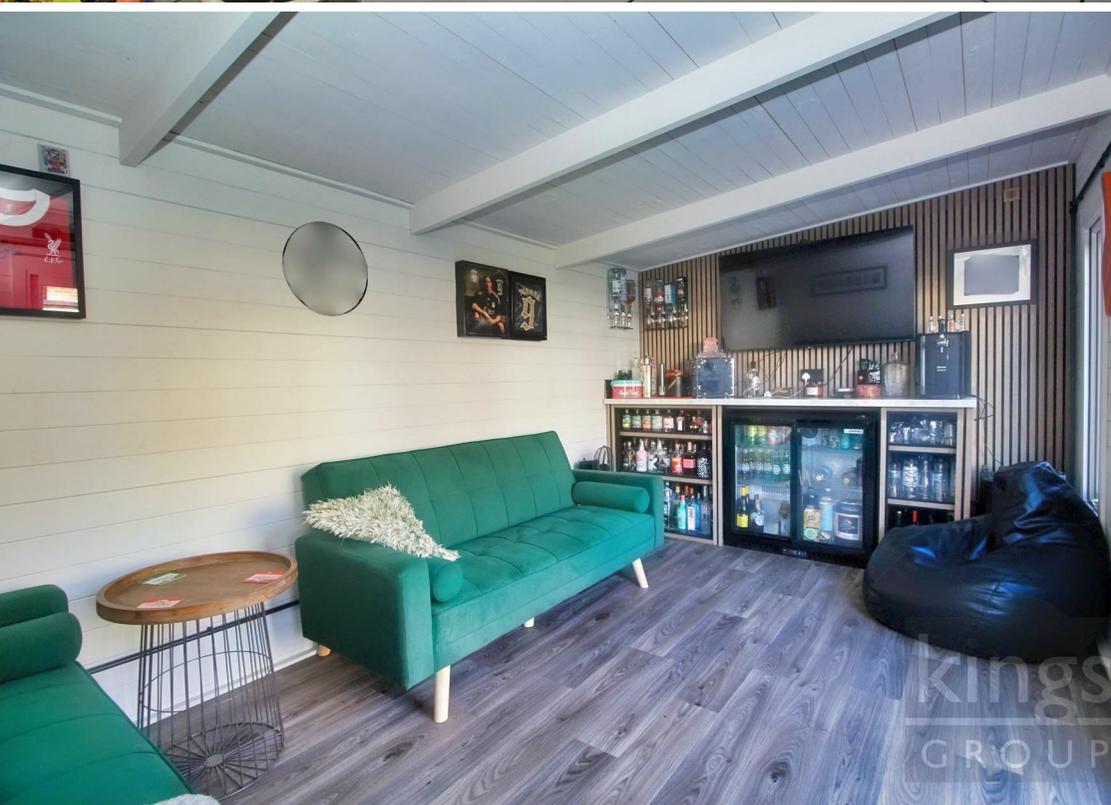




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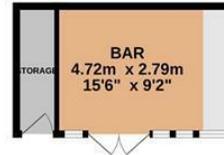
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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