



Oxford Close, EN8 9QN  
Waltham Cross





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# Oxford Close, EN8 9QN

Kings Group are delighted to present this EXTENDED, CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE, located in a quite residential road.

\*\*GUIDE PRICE £425,000 - £450,000\*\*

An attractive and thoughtfully extended three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout, ideally positioned within a sought-after residential location.

Upon entering, you are welcomed by a bright entrance hall which leads into the impressive open-plan extended lounge/diner — a superb space perfectly designed for modern family living and entertaining, featuring ample room for both relaxing and dining, with direct access onto the rear garden. To the front of the property sits a well-appointed fitted kitchen offering a practical layout with a range of storage units and workspace.

The first floor comprises two well-proportioned double bedrooms, a comfortable single bedroom ideal as a child's room, nursery or home office, together with a contemporary family bathroom.

Externally, the property continues to impress with a well-maintained rear garden benefiting from rear access, ideal for outdoor enjoyment during the warmer months. To the front, a private driveway provides off-road parking for two vehicles, while a garage en-bloc offers additional storage or parking convenience.

Combining generous living space with practical family features, this superb home is perfectly suited to growing families, first-time buyers, or those looking to upsize. Early viewing is strongly advised to fully appreciate everything this wonderful property has to offer.

£425,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **FREEHOLD**
- **EXTENDED**
- **OPEN PLAN LIVING ROOM**
- **EASY ACCESS A10 AND M25**

- **CHAIN FREE**
- **DRIVEWAY AND GARAGE**
- **IDEAL FAMILY HOME**
- **CLOSE TO CHESHUNT TRAIN STATION**
- **CLOSE TO POPULAR SCHOOLS**

### Location

Oxford Close is surrounded by everything a home owner needs in a new home. Ranging from 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 Oxford Close is also very close to 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

Oxford Close also offers fantastic commute links, with Cheshunt Station being under a 20 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 Theobalds Grove Station which is also just a 25 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 a family, local schools may be an important criteria in your search which in addition to the above that Oxford Close 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, Goffs - Churchgate Academy, Goffs Academy and many more all within a short walk or drive away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC Rating - Awaiting Up to Date Rating





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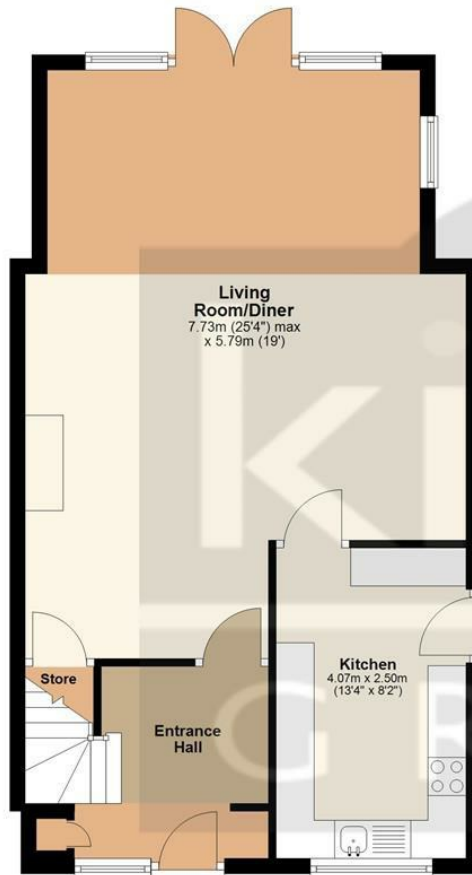
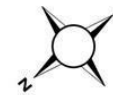
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

Environmental Impact (CO <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	

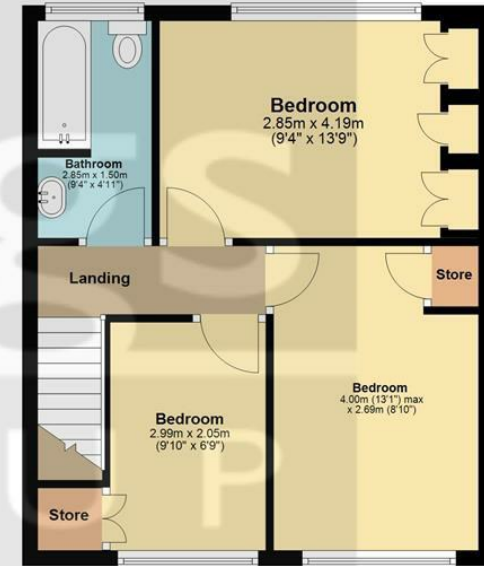
### Ground Floor

Approx. 57.4 sq. metres (617.7 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.6 sq. feet) (excluding Store)



Total area: approx. 96.7 sq. metres (1041.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

**Oxford Close**

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