



Rainer Close, EN8 9QJ  
Waltham Cross





# Rainer Close, EN8 9QJ

Kings Group are proud to present this CHAIN FREE, THREE BEDROOM TERRACED HOUSE WITH PARKING.

As you step through the front door, you're greeted by a bright and spacious entrance hall, to the right is the open plan lounge and dining area, ideal for both relaxing and entertaining. The open layout allows natural light to flow through the space, creating a warm and inviting atmosphere.

To the rear, the property has been extended to feature a generous kitchen, fitted with ample storage and workspace, perfect for family meals or casual get-togethers. The kitchen opens out onto a low-maintenance rear garden, thoughtfully designed with both a decking area and patio, offering the perfect outdoor space for dining, relaxing, or entertaining guests.

Heading upstairs, the first floor hosts three bedrooms—two are well-sized doubles, while the third makes an ideal single bedroom, nursery, or home office. A modern family bathroom completes the upstairs layout. Additionally, the property benefits from a garage en-bloc, providing valuable extra storage or secure off-road parking.

This home is perfect for growing families, first-time buyers, or anyone looking for a low-hassle home with flexible living space and great outdoor potential.

Offers In Excess Of £415,000



- **THREE BEDROOM TERRACED HOUSE**
- **EXTENDED**
- **IDEAL FAMILY HOME**
- **SPACIOUS KITCHEN**
- **WALKING DISTANCE TO CHESHUNT STATION**

### Location

Rainer 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 Rainer 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

Rainer 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 Rainer 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.

- **CHAIN FREE**
- **GARAGE EN-BLOC**
- **OPEN PLAN LIVING ROOM**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC Rating - D





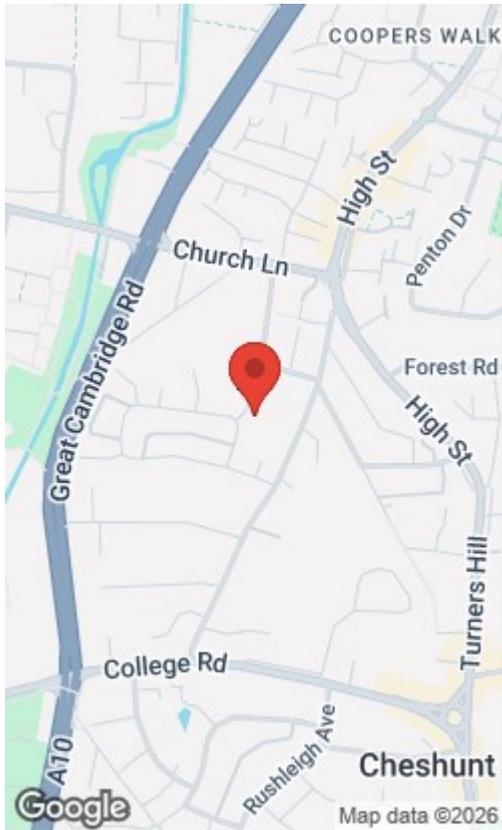
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus)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



### Rainer Close

Approximate Gross Internal Floor Area : 90.10 sq m / 969.82 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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