



Broom Close, EN7 6DD
Waltham Cross





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Kings Group are delighted to present this SPACIOUS EXTENDED FOUR BEDROOM DETACHED HOUSE FOR SALE.

Stepping through the front door, you enter a welcoming hallway that leads directly into a spacious, open-plan living room — perfect for both relaxing evenings and entertaining guests. Large windows fill the space with natural light, while its open layout flows seamlessly into the extended kitchen, fitted with ample counter space and modern appliances, creating a warm heart to the home. To one side of the ground floor, is the study room, ideal for working from home or as a private reading retreat. Adjacent to the hallway, the property also offers a garage, offering convenience and additional storage.

Upstairs, the first floor opens onto four well-proportioned bedrooms, each with space for wardrobes and personal touches. The family bathroom is centrally located, serving all bedrooms with ease. Outside, the property benefits from a private rear garden, perfect for outdoor dining or children's play, and a driveway at the front providing off-road parking.

£650,000



- **FOUR BEDROOM DETACHED HOUSE**
- **DRIVEWAY AND GARAGE**
- **LARGE OPEN PLAN LIVING ROOM**
- **HIGHLY SOUGHT AFTER LOCATION**
- **IDEAL FAMILIAL HOME**

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

Broom Close 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 Broom Close 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.

- **FREEHOLD**
- **EXTENDED**
- **FOUR GOOD SIZED BEDROOMS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Council Tax Band - F

Construction Type - Standard (Brick, Tile)

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

EPC Rating - C



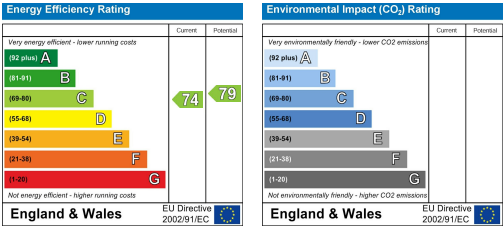


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Broom Close

Approximate Gross Internal Floor Area : 148.90sq m / 1602.74 sq ft
(Including Garage)

Garage Area : 14.70 sq m / 158.22 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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