



Hanbury Close, EN8 9BZ
Waltham Cross

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Kings Group are delighted to offer this CHAIN FREE, THREE BEDROOM TERRACED HOUSE, WITH A GARAGE AND PARKING TO THE REAR OF THE HOME.

As you approach the property, you're greeted by a neatly kept front garden with a small path leading to the main entrance. Stepping inside, you enter a bright and airy hallway which immediately creates a sense of warmth. To the right is the living room, a generous space with a large front-facing window that allows natural light to flood in. Moving through to the rear of the property, you'll find the kitchen and dining area. The kitchen is well-appointed with plenty of counter space. A window overlooks the rear garden, and there's a convenient dining area large enough to accommodate a family table. A rear patio door provides direct access to the garden, making it perfect for indoor-outdoor living.

Heading upstairs, you'll find three well-proportioned bedrooms. The master bedroom is situated at the front of the house, featuring a large window. The second bedroom is at the rear, overlooking the garden, and is also a good-sized double room. The third bedroom is a single, ideal as a child's room, home office, or nursery. The family bathroom is located on this floor, there's also a small window for natural ventilation and light. Outside, the rear garden is enclosed and private, featuring a mix of lawn and patio areas — perfect for summer barbecues and entertaining. A gate at the end of the garden provides rear access to the property. Beyond the garden is a private garage and additional off-street parking, a valuable feature that adds both convenience and security.

Overall, this property offers a fantastic balance of modern living space and practical features, ideal for a growing family or professional couple looking for a well-located and comfortable home.

Offers In Excess Of £385,000



- THREE BEDROOM TERRACED HOUSE
- FREEHOLD
- GARAGE AND PARKING TO REAR OF THE PROPERTY
- REAR ACCESS
- WALKING DISTANCE TO CHESHUNT STATION

Location

Located near town centre this family home 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, a new owner would struggle to find a better situated property 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, Lea Valley Park and Cheshunt Community Sports Park.

- CHAIN FREE
- IDEAL FAMILY HOME
- SPACIOUS BEDROOMS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO SOUGHT AFTER SCHOOLS

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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



Travel Links

Hanbury Close 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 15 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 to the above that Hanbury 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, Downfield Primary School and Goffs - Churchgate Academy are being under 0.5 miles away, with many more within a mile radius offering a huge choice of schools to choose from.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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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Approximate Gross Internal Floor Area : 77.0 sq m / 828.82 sq ft (Excludes Garage)

Garage Area : 12.9 sq m / 138.85 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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