

Pettys Close, EN8 0EW
Waltham Cross

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Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE, located walking distacne from CHESHUNT STATION.

GUIDE PRICE £425,000 - £450,000

This well-presented three-bedroom semi-detached family home offers spacious and versatile living accommodation throughout, complemented by a landscaped rear garden, driveway parking and a garage.

Upon entering the property, you are welcomed by a porch entrance which provides access to a convenient downstairs WC. From here, you are led into the spacious lounge, offering a comfortable setting for relaxing and entertaining. Continuing towards the rear of the property, you will find the impressive open-plan kitchen/diner, providing an ideal space for family dining and social gatherings, with direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

Ascending to the first floor, the property boasts three generously sized bedrooms, comprising two spacious double bedrooms, with the master bedroom benefiting from its own private en-suite shower room. The third bedroom is a larger-than-average single, offering flexibility for use as a child's bedroom, guest room or home office. Completing the first floor is a well-appointed family bathroom.

Externally, the property continues to impress with a driveway to the front providing off-street parking for up to two vehicles, alongside a versatile garage offering excellent storage or potential for alternative uses, subject to any necessary consents. To the rear is a beautifully landscaped garden, thoughtfully arranged with a patio area ideal for outdoor dining, a lawned section and a further decking area at the rear, perfect for entertaining or relaxing during the warmer months. The garden also benefits from convenient side access.

Offering an excellent combination of spacious accommodation, practical features and attractive outdoor space, this property makes an ideal family home.

Guide Price £425,000









- THREE BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- FREEHOLD
- IDEAL FAMILY HOME
- WALKING DISTANCE TO CHESHUNT TRAIN STATION
- NEAR POPULAR SCHOOLS
- INTERNALLY SPACIOUS

Location

Located near the 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 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, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

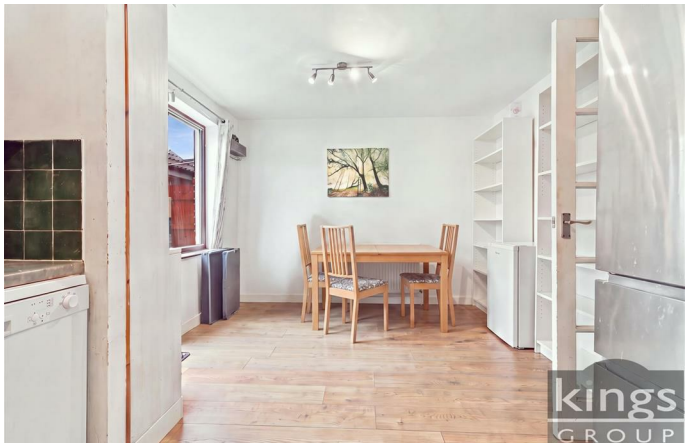
Pettys Close also offers fantastic commute links, with Cheshunt Station being under a 15 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 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 first time buyers and families local schools may be an important criteria in your search which in addition the above that Pettys 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.

Additional Information

Council Tax Band - E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Medium








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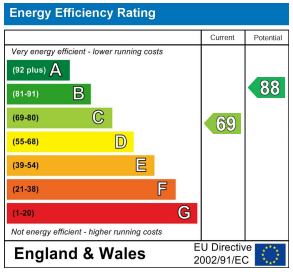

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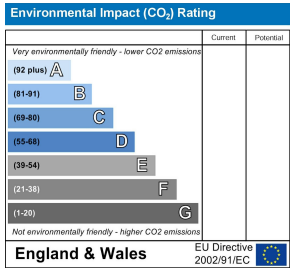
















Total area: approx. 92.7 sq. metres (997.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Pettys Close

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