



Audwick Close, EN8 0RF  
Waltham Cross





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# Audwick Close, EN8 0RF

Kings Group are delighted to present this CHAIN FREE, THREE/FOUR BEDROOM DEATCHED HOUSE, LOCATED IN A QUITE CUL-DE-SAC AND WITHIN WALKING DISTANCE TO CHESHUNT STATION.

Set back from the road, the property boasts a large private driveway with parking for up to five vehicles, leading to a welcoming porch entrance. Stepping inside, you are greeted by a light and airy hallway. To the left, the property opens into the side extension, currently arranged as a fourth bedroom, though perfectly suited as a home office, study, children's playroom or guest room. This area also benefits from a practical utility room and a downstairs WC, adding excellent convenience for modern family living.

Continuing down the hallway and to the right, you'll find the spacious open-plan lounge/diner. This inviting space features a charming bay window to the front and sliding patio doors to the rear, providing a seamless flow into the generously sized conservatory—a fantastic spot for relaxation or entertaining.

Straight ahead from the hallway is the well-appointed kitchen, enhanced by a feature skylight that floods the room with natural light. From here, a doorway leads into the large conservatory, which in turn offers internal access into the garage. To the first floor, the landing leads to two generously sized double bedrooms, a further single bedroom, and a spacious four-piece family bathroom.

Outside, the property enjoys a good-sized rear garden, ideal for outdoor dining, play, or gardening enthusiasts. This versatile and well-maintained home offers flexible accommodation throughout, making it a superb choice for growing families or those seeking extra space.

£600,000



- **THREE/FOUR BEDROOM DETACHED HOUSE**
- **CHAIN FREE**
- **GARAGE**
- **POTENTIAL TO BE EXTENDED FURTHER (STPP)**
- **CLOSE TO POPULAR SCHOOLS**

### Location

Located near town centre and in a quiet cul-de-sac this family home is surrounded by everything a home owner needs in a new home, with the added bonus of being in a peaceful secluded road. The property benefits from having local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business all just a short walk away, 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 and Lea Valley Park.

### Travel Links

Audwick 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 home for families local schools may be an important criteria in your search which in addition the above that Audwick 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, with many more within a

- **FREEHOLD**
- **LARGE FRONT DRIVEWAY FOR MULTIPLE CARS**
- **EXTENDED**
- **WALKING DISTANCE TO CHESHUNT STATION**
- **EASY ACCESS TO A10 AND M25**

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: Very Low





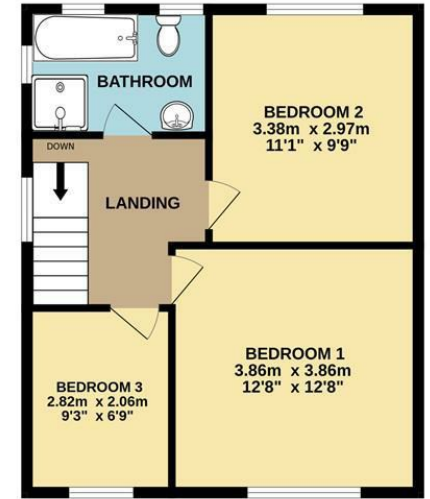
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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