



Green Close, EN8 8TU
Waltham Cross





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Kings Group are proud to present this CHAIN FREE, THREE BEDROOM TERRACED HOUSE, LOCATED JUST WALKING DISTANCE FROM BOTH CHESHUNT AND THEOBALDS STATION.

Upon entering the property, you are greeted by a bright entrance hall. Immediately to the right is a versatile utility room, which can easily serve as a home office, playroom, or—subject to requirements—be converted into a convenient downstairs shower room. Continuing along the hall, you'll find the spacious open-plan lounge and dining area to the left. This inviting space offers plenty of natural light and provides an excellent setting for both relaxation and entertaining. To the rear of the property sits the well-appointed kitchen, featuring direct access to the landscaped rear garden, perfect for outdoor dining, gardening, or simply enjoying the fresh air.

Upstairs, the first floor offers two generous double bedrooms along with a third bedroom, which is a comfortable small double or large single—ideal as a guest room, nursery, or study. The accommodation is completed by a modern family shower room. Externally, the property benefits from a parking space directly to the front, ensuring convenience for homeowners and visitors alike. This adaptable and welcoming home offers great potential and would make a fantastic family home.

£425,000



- **THREE BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **VERSITILE UTILITY ROOM**
- **THREE SPACIOUS BEDROOMS**
- **WALKING DISTANCE TO CHESHUNT AND THEOBALDS STATION**
- **CHAIN FREE**
- **LANDSCAPED REAR GARDEN**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Location

Green 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, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in close to 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

Green 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 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 the above that Green Close offers, you also have some of the areas most sought after and popular schools such as Downfield Primary School, Arlesdene Nursery School and Pre-School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC - C





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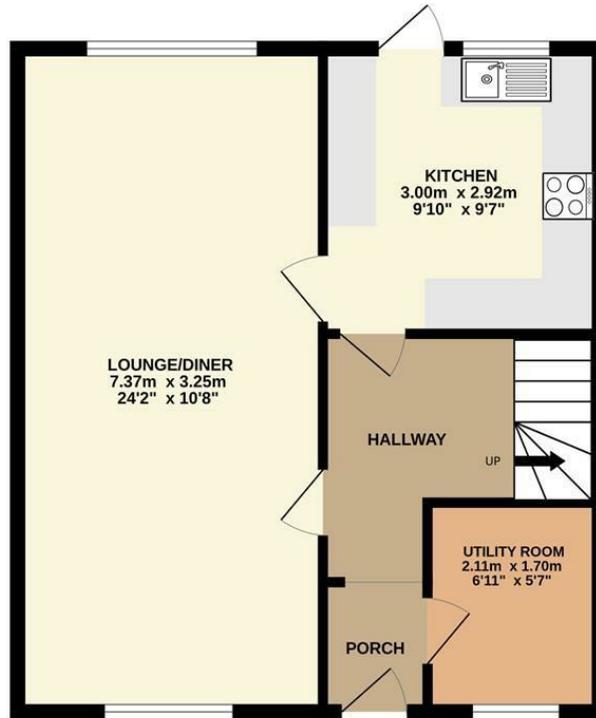
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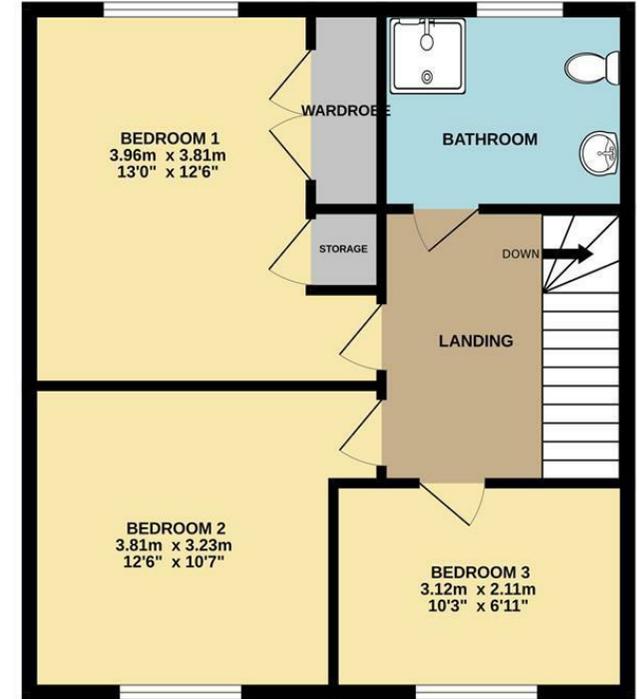
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	71		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



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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