

Little Grove Avenue, EN7 6US
Waltham Cross

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Kings Group are delighted to present this Stunning Four-Bedroom Detached Home Situated on a Corner Plot, being offer CHAIN FREE !!.

GUIDE PRICE £725,000 - £750,000

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to the principal living accommodation and stairs rising to the upper floors.To the left of the hallway is a versatile reception room, currently suited to a variety of uses such as a home office, children's playroom or additional reception space. The room also benefits from useful under stairs storage.

To the right is the impressive lounge, featuring double doors opening through to the rear and continuing seamlessly into the dining area, creating an excellent space for both everyday family living and entertaining.
The kitchen is positioned towards the rear of the property and can be accessed from both the hallway and dining area, providing a practical flow throughout the ground floor. Adjacent to the kitchen is a useful utility area, together with a downstairs cloakroom. There is also direct access from this area to the rear garden.

The first floor provides three spacious bedrooms, with one benefiting from its own en-suite facilities, alongside a well-appointed family bathroom. The second floor is dedicated to an impressive master bedroom suite, offering a wonderful sense of privacy and space. The bedroom benefits from a walk-in wardrobe and a private en-suite, creating a superb principal bedroom retreat.

Externally, the property occupies an attractive corner plot and enjoys a landscaped rear garden with rear access. The property further benefits from a substantial double garage positioned to the rear, together with additional parking for two vehicles, providing excellent off-road parking and storage. Overall, this impressive detached family home offers versatile and well-proportioned accommodation arranged over three floors, complemented by excellent outside space, a double garage and convenient parking.

Guide Price £725,000









- FOUR BEDROOM DETACHED HOUSE
- FREEHOLD
- VERSTILE LAYOUT
- IMPRESSIVE MASTER BEDROOM WITH EN-SUITE AND WALK IN WARDROBE
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- CHAIN FREE
- IDEAL FAMILY HOME
- DOUBLE GARAGE AND PARKING FOR TWO CARS
- LARGE BEDROOMS
- LARGE CORNER PLOT

Location

Situated in a quiet and sought-after cul-de-sac, Little Grove Avenue enjoys an enviable position within a popular residential pocket of West Cheshunt. The area is well known for its family-friendly atmosphere, excellent local schooling, and convenient access to both countryside and commuter links. The area also offers an abundance of green open spaces and leisure facilities, including the nearby Lee Valley Park, Cheshunt Park Golf Centre, and a variety of walking and cycling routes – perfect for families and those who enjoy an active outdoor lifestyle. Everyday amenities such as local shops, cafés, supermarkets, and healthcare services are close by, ensuring everything you need is on your doorstep.

Travel Links

For those who commute, the home benefits from excellent transport connections. The A10 and M25 are easily accessible, providing direct routes to London and surrounding towns. Nearby Cheshunt and Theobalds Grove stations offer regular rail services into London Liverpool Street, making this location perfect for professionals seeking a balance between suburban tranquillity and city convenience.

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 Little Grove Avenue 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.

Additional Information

Council Tax Band - G
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - C








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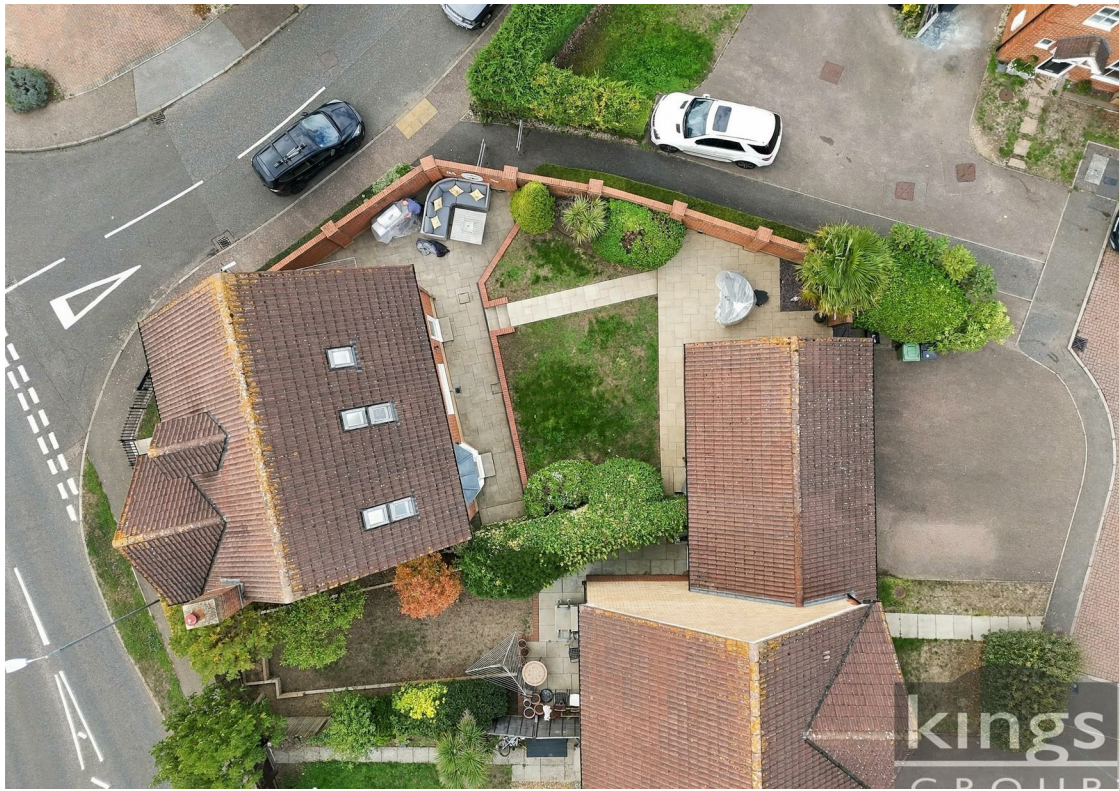


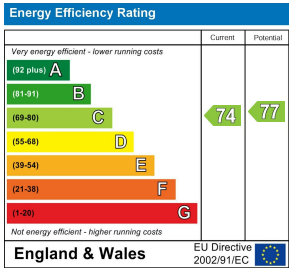


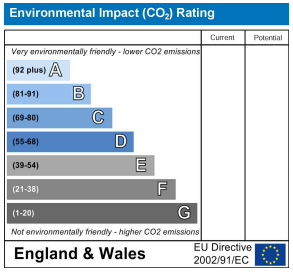




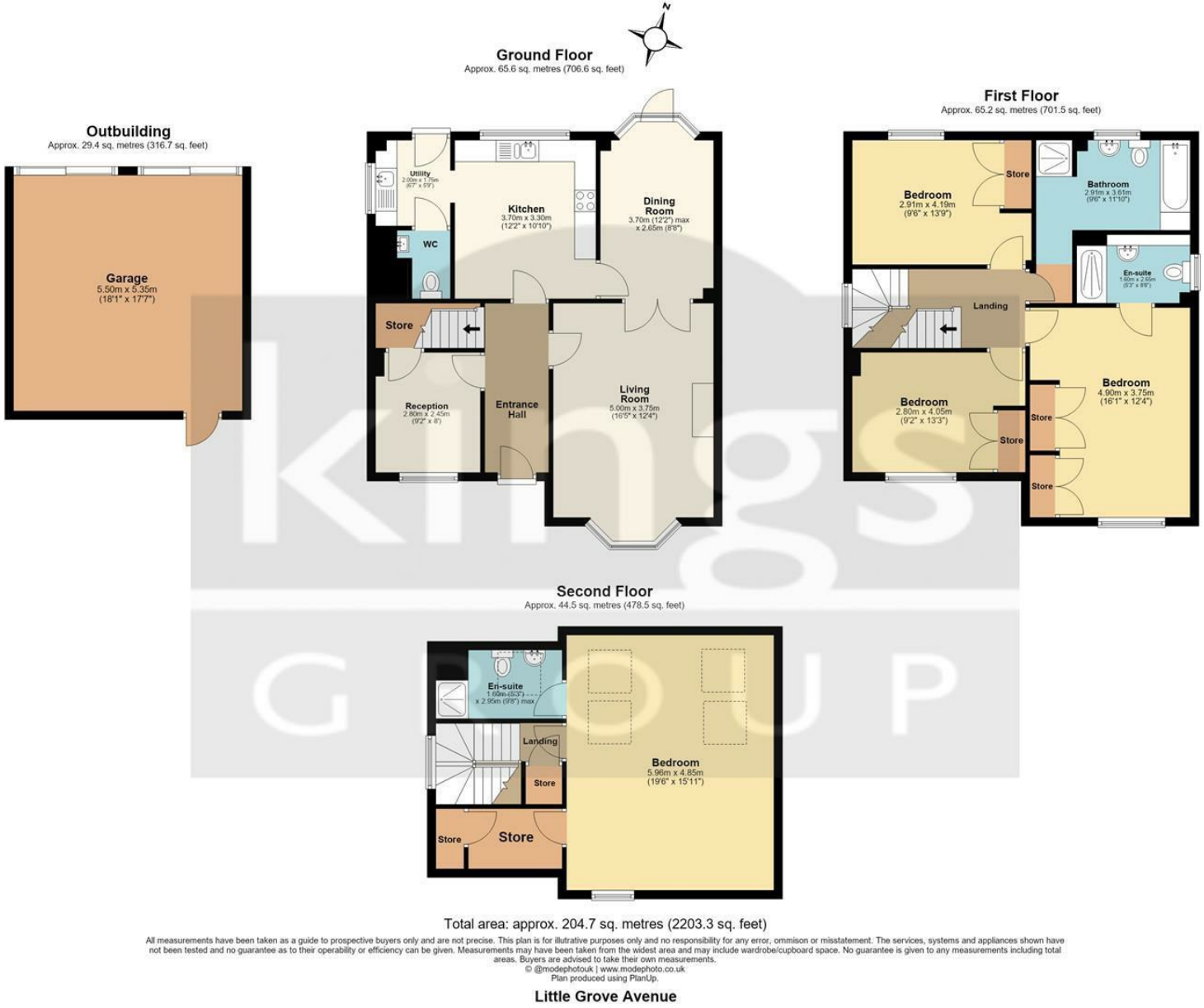












Total area: approx. 204.7 sq. metres (2203.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative 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.

Little Grove Avenue

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