



Clarendon Road, EN8 9DJ  
Waltham Cross





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# Clarendon Road, EN8 9DJ

Kings Group - Cheshunt are delighted to offer this EXTENDED FOUR BEDROOM TERRACED HOUSE LOCATED IN THE HEART OF CHESHUNT.

Welcome to this beautifully presented four-bedroom family home, offering spacious accommodation and fantastic potential, all set within a sought-after location. At the front, the property boasts a private driveway with room for two cars – a rare find for a terraced home. Step inside and to your right you're greeted by a light-filled lounge, the perfect spot to relax and unwind. To the rear, the heart of the home awaits – an open-plan kitchen and dining area, designed for modern family living and entertaining. From here, French doors lead out to a generous rear garden, complete with rear access and exciting scope to extend further (subject to planning), making it ideal for growing families.

Up on the first floor, you'll discover two spacious double bedrooms, a comfortable single bedroom – perfect as a nursery or home office – and a stylish, recently fitted family shower room. The real showpiece sits on the top floor: a superb loft conversion creating a luxurious master suite, complete with a contemporary en-suite bathroom and ample space for storage. Combining style, space, and future potential, this home ticks all the boxes for modern family living. Early viewing is highly recommended.

£509,500



- **FOUR BEDROOM TERRACED HOUSE**
- **LARGE REAR GARDEN**
- **INTERNALLY SPACIOUS**
- **CLOSE TO CHESHUNT STATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

### **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**

Clarendon Road 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 Clarendon Road 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.

- **DRIVEWAY FOR TWO CARS**
- **WELL PRESENTED AND MAINTAINED**
- **EASY ACCESS TO 10 AND M25**
- **NEAR TO SOUGHT AFTER SCHOOLS**
- **EXTENDED WITH FURTHER SCOPE TO EXTEND TO REAR (STPP)**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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





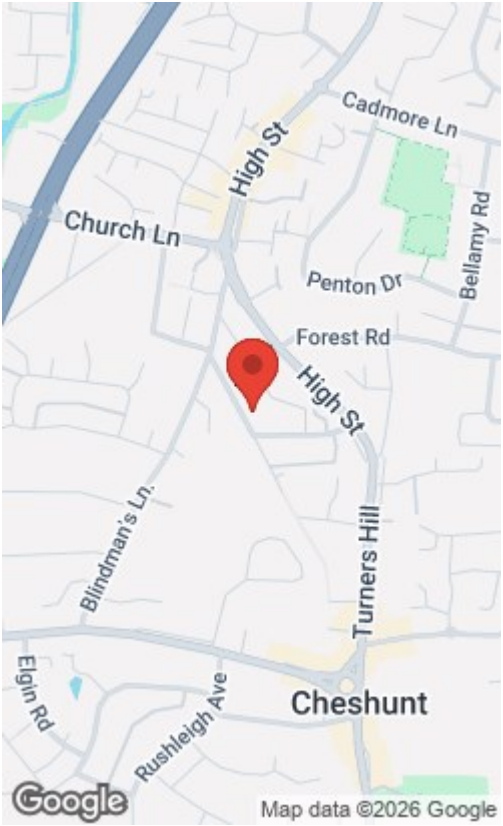
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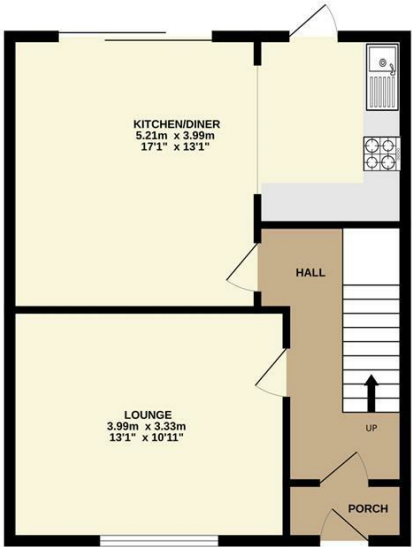
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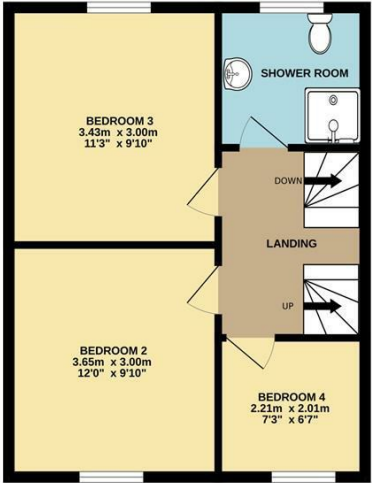
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <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		



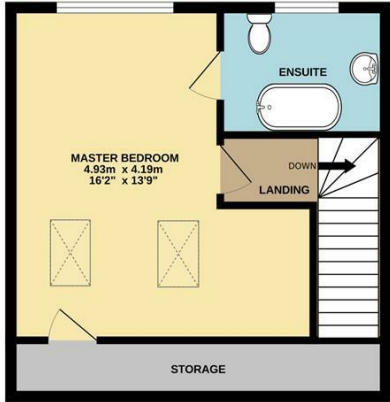
GROUND FLOOR



1ST FLOOR



2ND 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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9 Lynton Parade, Turners Hill, Cheshunt,  
Hertfordshire, EN8 8LF  
T: 01992 635735  
E:  
www.kings-group.net

