

Lanes

ESTATE AGENTS

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38 Grovedale Close, Cheshunt, Waltham Cross, EN7 5NE

Offers Over £475,000

Welcome to Grovedale Close, Cheshunt — a stylish end-of-terrace home set within a sought-after West Cheshunt cul-de-sac, offering well-balanced space and modern family appeal.

This impressive property features three generously sized bedrooms, complemented by two elegant reception rooms that provide both comfort and versatility. The standout kitchen/diner forms the heart of the home — a beautifully designed space ideal for everyday living and entertaining. A ground floor W.C. adds further convenience.

Upstairs, a contemporary family bathroom is paired with a versatile dressing area off bedroom two, perfect as a nursery, home office, or bespoke dressing space.

Externally, the property benefits from a secluded rear garden, providing a private and peaceful setting ideal for relaxing or entertaining.



Door To

Hallway

W.C

Lounge Area

16'8 x 12'8 into stairs (5.08m x 3.86m into stairs)

Dining Area

11'11x 9'2 (3.63mx 2.79m)

Kitchen/Diner

23'4 x 7'0 opening to 16'1 (7.11m x 2.13m opening to 4.90m)

L-shaped

First Floor Landing

Bedroom One

12'7 x 10'2 into fitted wardrobe (3.84m x 3.10m into fitted wardrobe)

Bedroom Two

12'6 x 8'10 (3.81m x 2.69m)

Arch to

Dressing Area/ Play Room

10'1 x 7'4 (3.07m x 2.24m)

Bedroom Three

9'6 x 7'6 (2.90m x 2.29m)

Bathroom

Front Garden

Rear Garden

Reference

CH6551/PL/07032025 - Cheshunt Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		46	85

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



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

