



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

£600,000

**Lanes**  
ESTATE AGENTS



## 54 Grovedale Close, Waltham Cross, EN7 5NE

Situated in the highly sought-after area of West Cheshunt, Grovedale Close presents an exceptional opportunity for families seeking a beautifully presented semi-detached house. This charming property boasts four bedrooms, making it ideal for both growing families and those who appreciate extra space.

Upon entering, you will find a welcoming lounge that flows seamlessly into the heart of the home. The well-appointed kitchen/diner offers a delightful space for culinary creativity, while the landscaped rear garden provides a tranquil retreat for outdoor relaxation and entertaining.

The property features a first floor family bathroom, second floor shower room along with a convenient downstairs WC, ensuring ample facilities for all residents and guests.

One of the standout features of this home is its massive potential for further extension to the side, subject to planning permission. This flexibility allows you to tailor the property to your specific needs and desires, making it a truly versatile option.

With its prime location in West Cheshunt, you will enjoy easy access to local amenities, good schools and links to the A10 and M25 motorways enhancing the appeal of this wonderful home. Grovedale Close is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make this property your own.



Driveway

Entrance Hall

Downstairs WC

Lounge 11'11" x 12'8" (3.63m x 3.86m)

Kitchen/Diner 18'10" x 9'10" (5.74m x 3.00m)

Conservatory

First Floor Landing

Bedroom Two  
11' x 9'1" plus bay window (3.35m x 2.77m plus bay window)

Bedroom Three 10'3" x 9'11" (3.12m x 3.02m)

Bedroom Four 26'2""16'4""x 22'11"" (8'5"x 7')

Bathroom

Second Floor Landing

Bedroom One 17'6" x 11'10" (5.33m x 3.61m)

Second Floor Shower Room

Potential to create En-Suite

Rear Garden

REFERENCE

CH6561 LANES CHESHUNT ESTATE AGENTS



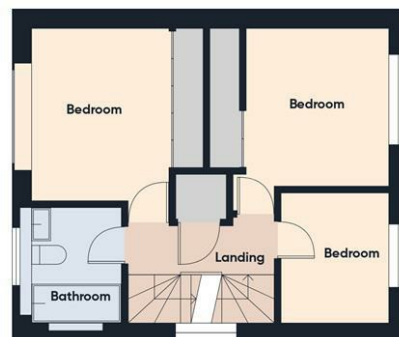








Floor 0



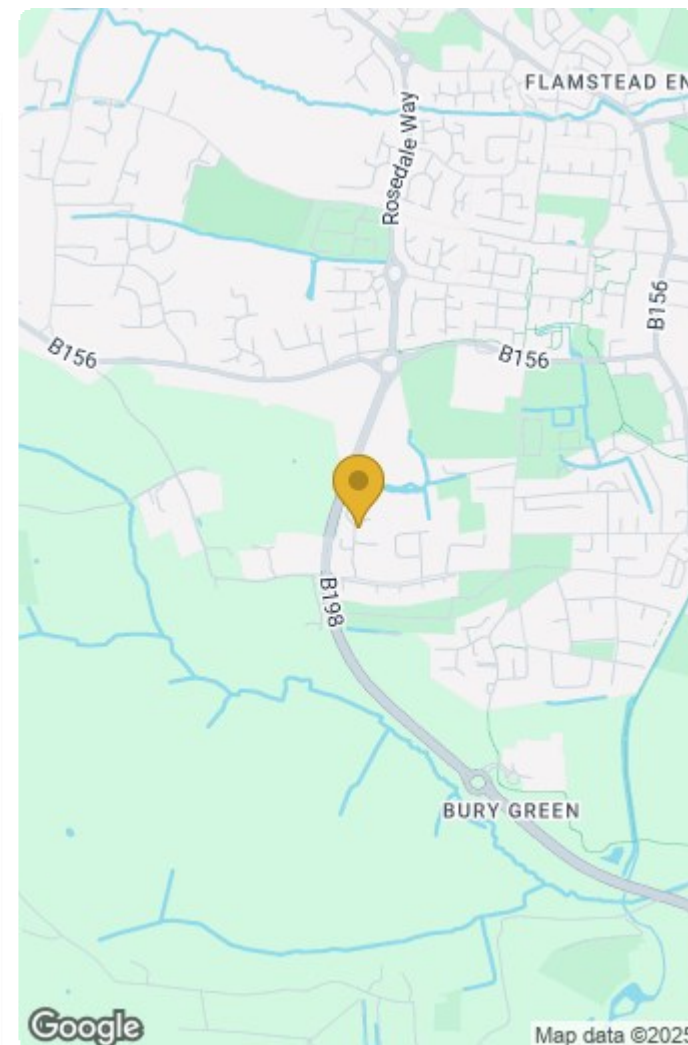
Floor 1



Floor 2

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



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

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

