

30 Granby Park Road, Cheshunt, Waltham Cross, EN7 6HX
Offers in excess of £500,000



PINDROP PROPERTY



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Council Tax Band: D

Positioned in a sought-after residential setting on Granby Park Road, this spacious three-bedroom end of terrace family home offers excellent potential for growing families and commuters alike, combining generous living accommodation with a substantial driveway, garage to the side and attractive open outlook to the rear.

The property benefits from a large frontage providing ample off-street parking, while the attached side garage offers further scope for storage, workshop use or potential conversion (subject to the usual permissions). Internally, the home offers bright and well-balanced accommodation throughout, including a spacious lounge/diner, fitted kitchen, convenient downstairs WC and a conservatory overlooking the rear garden, creating an ideal additional reception space for entertaining, dining or family living.

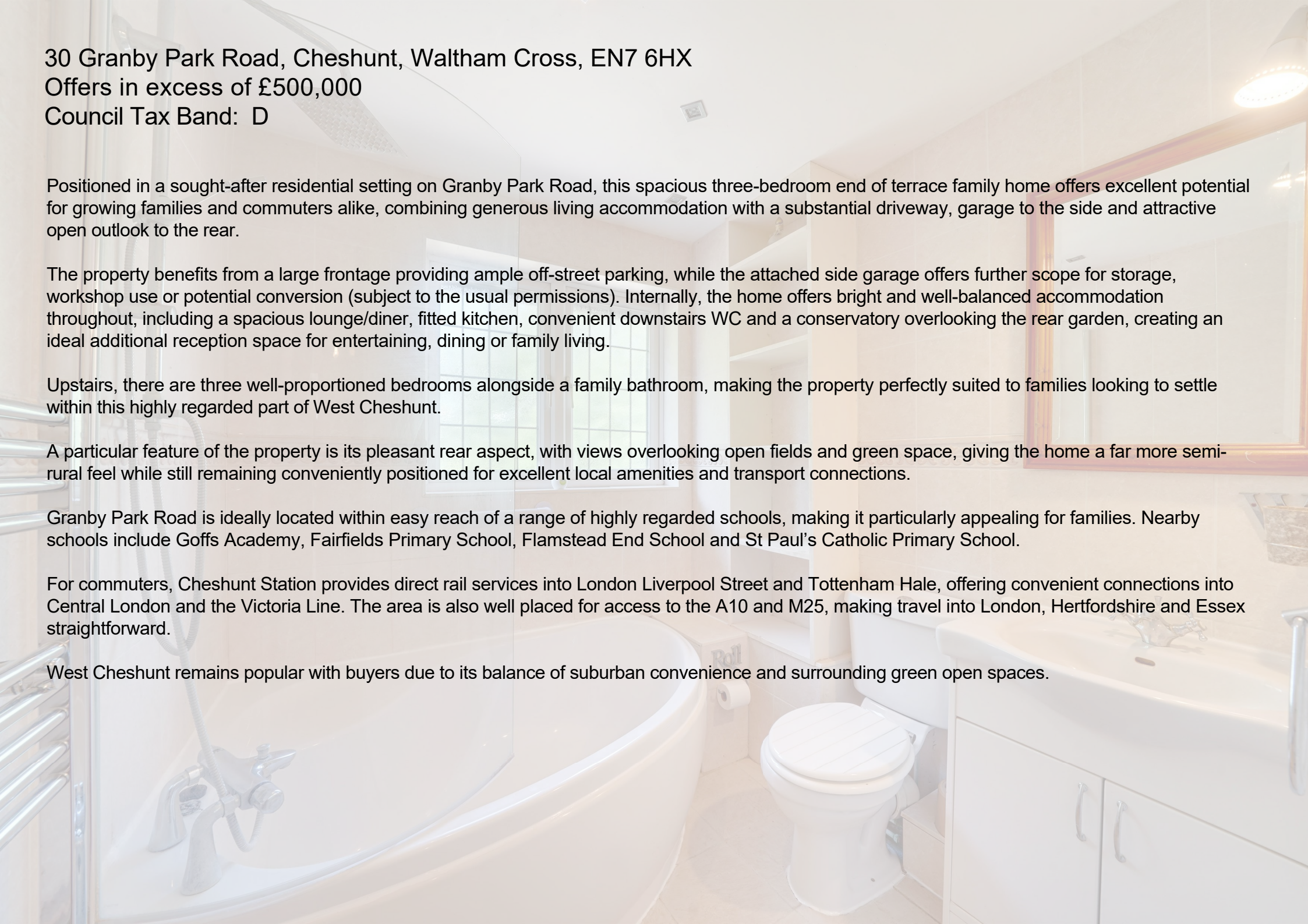
Upstairs, there are three well-proportioned bedrooms alongside a family bathroom, making the property perfectly suited to families looking to settle within this highly regarded part of West Cheshunt.

A particular feature of the property is its pleasant rear aspect, with views overlooking open fields and green space, giving the home a far more semi-rural feel while still remaining conveniently positioned for excellent local amenities and transport connections.

Granby Park Road is ideally located within easy reach of a range of highly regarded schools, making it particularly appealing for families. Nearby schools include Goffs Academy, Fairfields Primary School, Flamstead End School and St Paul's Catholic Primary School.

For commuters, Cheshunt Station provides direct rail services into London Liverpool Street and Tottenham Hale, offering convenient connections into Central London and the Victoria Line. The area is also well placed for access to the A10 and M25, making travel into London, Hertfordshire and Essex straightforward.

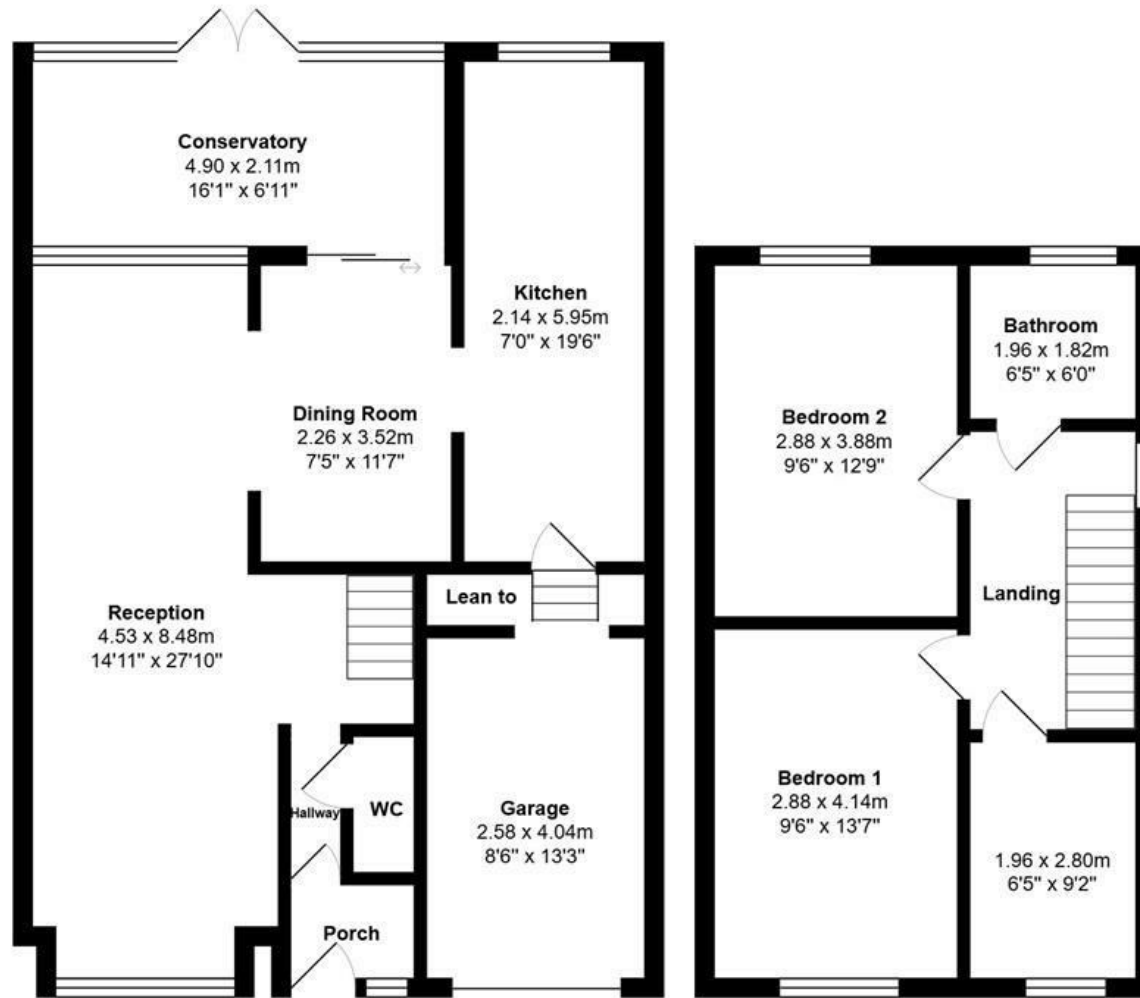
West Cheshunt remains popular with buyers due to its balance of suburban convenience and surrounding green open spaces.





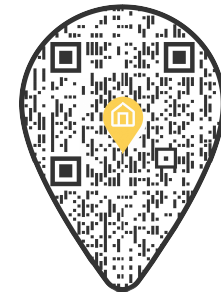






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Total Area: 121.2 m² ... 1305 ft²
 All measurements are approximate and for display purposes only

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	