

**Perrysfield Road, Waltham Cross, EN8 0TS**



**£2,300 PCM**

Three Bedroom Semi-Detached House located in a quiet cul-de-sac with Garage included.  
Available Now.

Occupants will benefit from a generous size lounge/diner, separate kitchen with appliances, downstairs W/C, three good size bedrooms, three piece family bathroom suite and easily maintainable front/rear garden. The property also benefits from access to a garage en-bloc.

Offered Furnished/Unfurnished.

## Location

Located in one of the areas most popular residential areas, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Perrysfield Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops Herongate is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

many more all within a short walk or drive away.

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

## Travel Links

Perrysfield Road also offers fantastic commute links, with Cheshunt Station being under a 20 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.

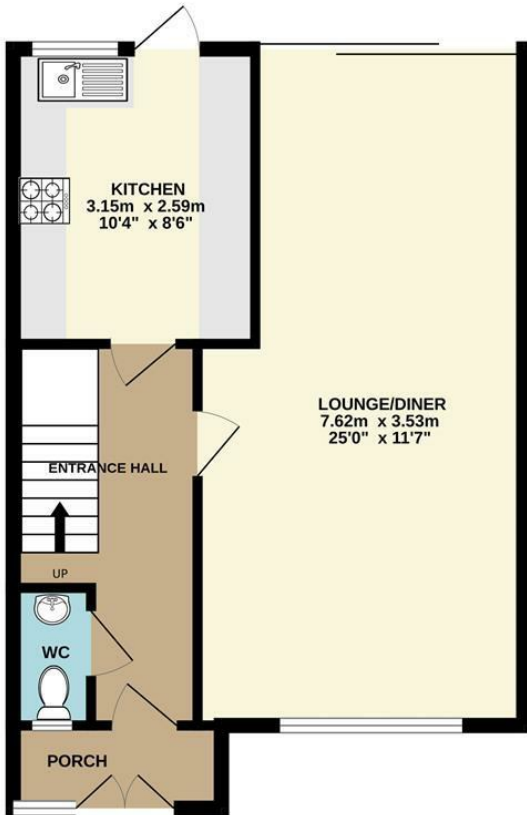
## Local School

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 Perrysfield Road offers, you also have some of the areas most sought after and popular schools such as Churchfield Church of England Academy, Haileybury Turnford, Longlands Primary School and Nursery, Goffs Academy and

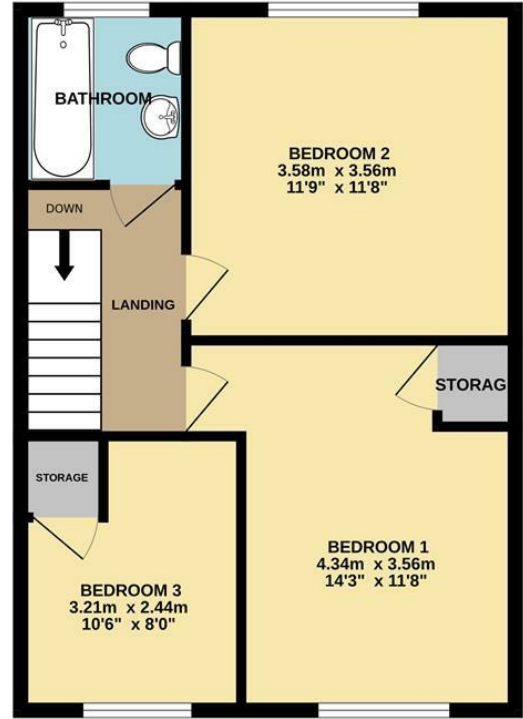




GROUND FLOOR



1ST 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.  
Made with Metropix ©2025

