



Whitefields Road, EN8  
0EL  
Waltham Cross







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# Whitefields Road, EN8 0EL

Kings Group are delighted to offer this BEAUTIFUL TWO BEDROOM END OF TERRACED HOUSE, IDEAL FOR FIRST TIME BUYERS.

GUIDE PRICE £375,000 - £390,00

As you step up to this charming two-bedroom end-of-terrace home, you're welcomed by a spacious driveway with room for two cars. The property is well-presented, with a modern exterior and the added benefit of side access leading to the rear garden. Upon entering, you're greeted by a bright and airy open-plan lounge/diner, offering a comfortable and inviting space for both relaxation and entertaining. The layout allows for flexible furniture arrangements, with ample room for a dining table and cozy seating area. Large windows fill the room with natural light, enhancing the sense of space, along with french doors to rear providing access to the rear garden. To the rear of the property, you'll find a modern kitchen, fitted with sleek cabinetry, integrated appliances, and generous worktop space. The design ensures both practicality and style, making it a great place to cook and socialize.

Heading upstairs, the first floor hosts two spacious double bedrooms, both well-proportioned with ample storage options. The family bathroom is finished to a high standard, featuring a contemporary suite with a bathtub, shower, washbasin, and WC. On the landing there is also a storage cupboard which included the gas boiler and extra space for a tumble dryer. The first floor also benefits from having a sky light window above the stairs.

Stepping outside, the garden is beautifully arranged with a combination of patio and lawn, perfect for alfresco dining or enjoying the outdoors. Being an end-of-terrace property, the side access is a convenient feature, offering additional storage potential and ease of entry.

This well-maintained home is ideal for a first time buyers, offering a perfect blend of modern living, convenience, and outdoor space. Internal viewings are highly recommended to avoid missing out please get in touch to arrange a viewing

## Guide Price £375,000



- TWO BEDROOM END OF TERRACED HOUSE
- LANDSCAPED GARDEN
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- NEAR BROOKFIELD SHOPPING CENTRE AND LOCAL AMENITIES
- TURN KEY CONDITION
- DRIVEWAY FOR 2 CARS
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO CHESHUNT STATION
- CLOSE TO SOUGHT AFTER SCHOOLS

### Location

Whitefields Road is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, 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 West Cheshunt you will also benefit from being walking distance to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

### Travel Links

Whitefields Road also offers fantastic commute links, with Cheshunt Station being under a 25 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 30 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 Whitefields Road offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Arlesdene Nursery School and Pre-School, Flamstead End School, Goffs Academy, Fairfields Primary School and Nursery and many more all under 1 mile away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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





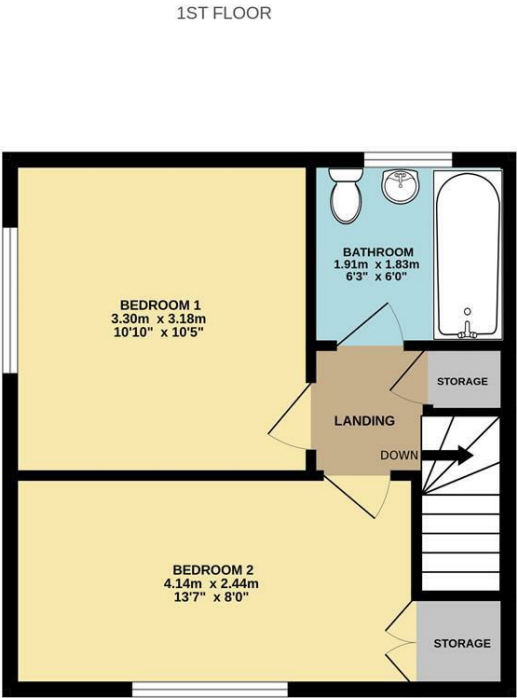


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	79	
(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	



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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