

Albury Walk, EN8 8XQ  
Waltham Cross





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# Albury Walk, EN8 8XQ

Kings Group are proud to present this CHAIN FREE, THREE BEDROOM 1930'S PERIOD DETACHED FAMILY HOME. located on a charming country lane with parkland views to front.

A charming and substantial 1930's detached family residence, beautifully combining character features with generous living accommodation, whilst offering exceptional potential for further enlargement subject to the usual planning consents.

The property is approached via a welcoming central entrance hall, setting the tone for the spacious and well-balanced accommodation throughout. To the left sits a versatile study, ideal for those working from home, while directly ahead is an elegant dining room providing the perfect setting for family dining and entertaining, leading seamlessly into a bright conservatory overlooking the rear garden. A useful utility room is conveniently positioned off the dining area.

To the right-hand side of the property is a beautifully proportioned main lounge, offering a comfortable and inviting living space, alongside a fitted kitchen with ample storage and workspace.

The first floor hosts three generous double bedrooms, all well-proportioned and filled with natural light, together with a family bathroom serving the accommodation.

Externally, the property continues to impress with a spacious frontage providing off-road parking via a private driveway, while to the rear sits a detached garage. The mature and expansive rear garden is a particular feature of the home, offering a wonderful outdoor environment for families whilst also presenting excellent scope for substantial future extensions without compromising the garden space.

Occupying an attractive plot and retaining much of its original 1930's charm and character, this exceptional home presents a rare opportunity to acquire a property with both immediate appeal and outstanding long-term potential.

£650,000



- THREE BEDROOM DETACHED HOUSE
- 1930'S PERIOD PROPERTY
- PARKLAND VIEWS TO FRONT
- DRIVEWAY AND DETACHED GARAGE
- WALKING DISTANCE TO CHESHUNT AND THEOBALDS STATION
- CHAIN FREE
- NESTLED DOWN A PICTURESQUE COUNTRY LANE
- SCOPE FOR FUTURE EXTENSION STPP
- CLOSE TO SOUGHT AFTER SCHOOLS
- IDEAL FMAILY HOME

**Location**

This charming home is nestled along a quiet and exclusive picturesque country lane, enjoying attractive parkland views to the front and a wonderfully peaceful setting. Despite its tranquil surroundings, the property remains conveniently located for local amenities, reputable schools, transport links, and nearby town centres, offering the perfect balance between countryside charm and everyday convenience. The surrounding green spaces and scenic outlooks create an idyllic environment ideal for families and those seeking a more relaxed lifestyle.

**Travel Links**

The property is also exceptionally well placed for commuters, benefiting from excellent transport connections. Nearby rail stations such as Cheshunt Station and Theobalds Grove Station provide convenient access into London Liverpool Street and Stratford, making the location ideal for those travelling into the City. The area is also well served by a selection of major road links including the A10 and M25, offering straightforward access to surrounding towns, Central London, and further afield. A range of local bus routes and nearby amenities further enhance the convenience of this desirable location, combining peaceful semi-rural living with excellent connectivity.

**Local Schools**

With the property being ideal for families, local schools may be an important criteria in your search, which in addition to the above that the proeprty offers, you also have some of the areas most sought after and popular schools such as Holy Trinity Church of England Primary School, Downfield Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy, Haileybury Turnford and many more all within a short walk or drive away.

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







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Hotpoint





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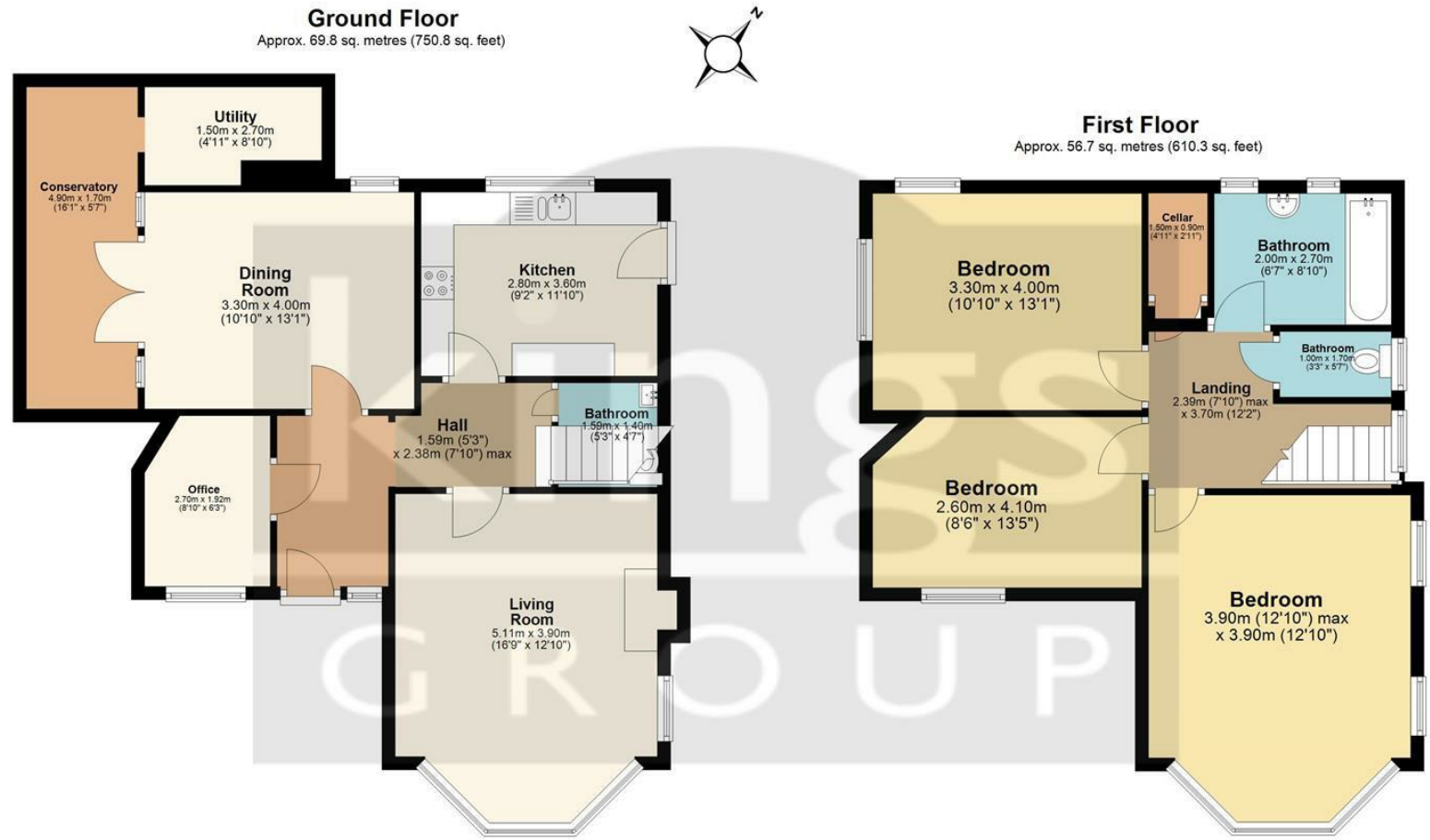
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 126.5 sq. metres (1361.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

**Albury Walk**

THE PROPERTY MISDESCRIPTONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

9 Lynton Parade, Turners Hill, Cheshunt,  
Hertfordshire, EN8 8LF  
T: 01992 635735  
E:  
www.kings-group.net

