



Downfield Road, EN8 8SZ
Waltham Cross





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Kings Group - Cheshunt are delighted to offer this WELL PRESENTED AND MAINTAINED THREE BEDROOM TERRACED HOUSE

This beautiful family home is the ideal purchase for any first time buyer looking to get their first home or any buy to let investor looking to make a great return on their investment as this property is in prime location with all the surrounding amenities a property needs to grow in value and suit day to day life needs. One major benefit this property offers is that commuting to London and the surrounding areas is very easy with both the A10 and M25 being accessible in under 10 minutes and with having both Cheshunt Station (0.6 miles) and Theobalds Station (0.6 miles) a short walk away there are great links to use for commuting. With the Old Pond being under a 5 minute walk away local shops, restaurants and other amenities are just a stone throw away such as Tesco, pharmacies, Cheshunt Community Hospital, Laura Trott Leisure Centre and many more. Downfield Road also gains from being located near some of the areas most popular Primary and Secondary Schools such as Downfield Primary School (0.1 miles), Millbrook School (0.7 miles), Trinity Lane Primary School (0.6 miles), Goffs Churchgate Academy (1 mile) and many more just walking distance away.

The accommodation comprises of spacious open plan lounge/dining room, extend kitchen at the rear, downstairs WC, two large double bedrooms and a larger than average single room, family bathroom, easily maintainable garden with rear access, UPVC double glazed windows throughout, gas central heating throughout (untested) and driveway for two cars. In our opinion this property offers everything a potential buyer will look for and we highly recommend internal viewings to really grasp how spacious and well looked after this family home is to avoid missing out please contact us on 01992 635 735.

£460,000



- **THREE BEDROOM TERRACED HOUSE**
- **STUNNING CONDITION**
- **DOWNSTAIRS WC**
- **SPACIOUS BEDROOMS**
- **CLOSE TO CHESHUNT AND THEOBALDS STATION**

Location

Downfield Road is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, 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 close to the town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Downfield Road also offers fantastic commute links, with Cheshunt Station being under a 15 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 15 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 Downfield Road offers, you also have some of the areas most sought after and popular schools such as Downfield Primary School, Arlesdene Nursery School and Pre-School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

- **FREEHOLD**
- **LARGE LOUNGE/DINING ROOM**
- **FULLY FITTED KITCHEN**
- **DRIVEWAY FOR TWO CARS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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







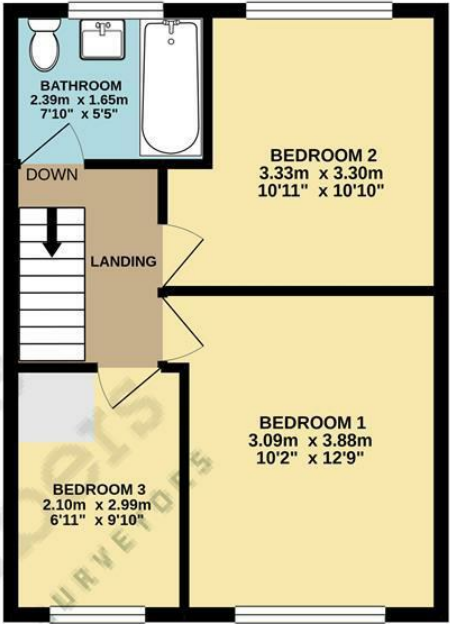
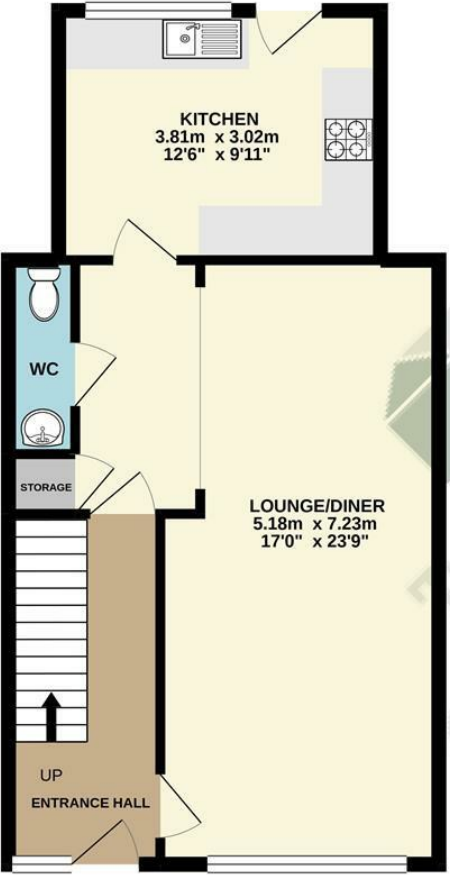
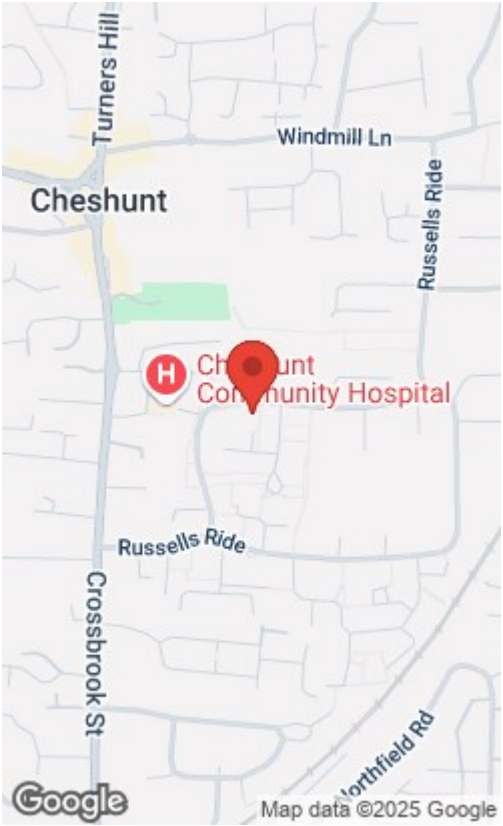


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR
48.9 sq.m. (526 sq.ft.) approx.

1ST FLOOR
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 86.3 sq.m. (928 sq.ft.) approx.

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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