



Perrysfield Road, EN8 0TS
Waltham Cross





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Perrysfield Road, EN8 0TS

Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE, WITH A GARAGE EN-BLOC.

As you approach the house, you're greeted by a well-kept front garden — a lovely green space that could easily be transformed into a private driveway (subject to planning permission), offering off-road parking convenience. There's also a porch entrance, providing a useful buffer from the elements and a practical space for coats and shoes. Step inside and you're welcomed into a hallway, where you'll find a handy downstairs WC — perfect for guests and busy households. Moving through, on the right the home opens up into a generous lounge/diner, ideal for both relaxing evenings and entertaining, with ample room for a dining table and soft seating. To the rear of the house is the kitchen, overlooking the garden — well-positioned for future extension potential (STPP), and perfectly placed for summer entertaining in the garden.

Heading upstairs, the first floor offers three good-sized bedrooms, with flexibility for growing families, guests, or home working. These are serviced by a family bathroom. Outside, the rear garden a good size, private, and benefiting from side access. There's plenty of room for children to play, for planting, or for enjoying outdoor dining. The property also benefits from garage en-bloc and the potential to create a driveway, adding even more practicality and value.

£390,000



- CHAIN FREE
- FREEHOLD
- POTENTIAL FOR A DRIVEWAY (STPP)
- SPACIOUS LOUNGE / DINER
- CLOSE TO POPULAR SCHOOLS

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE EN-BLOC
- SIDE ACCESS TO REAR GARDEN
- IDEAL FAMILY HOME
- CLOSE TO CHESHUNT STATION

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.

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 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 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



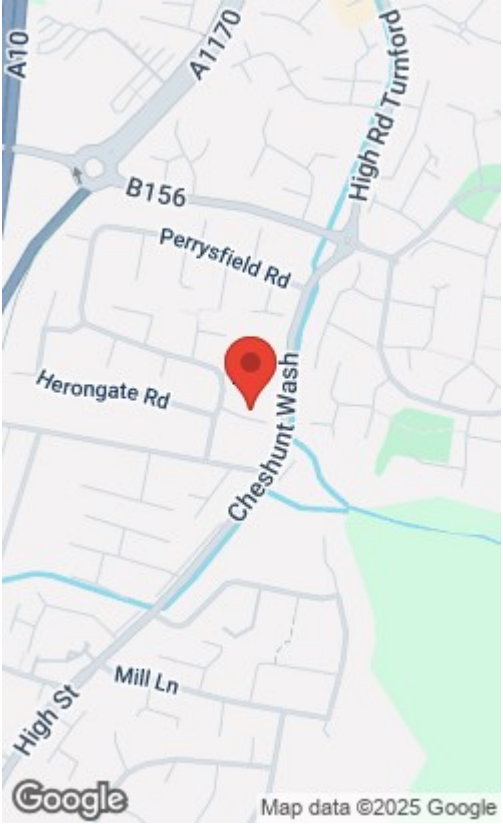


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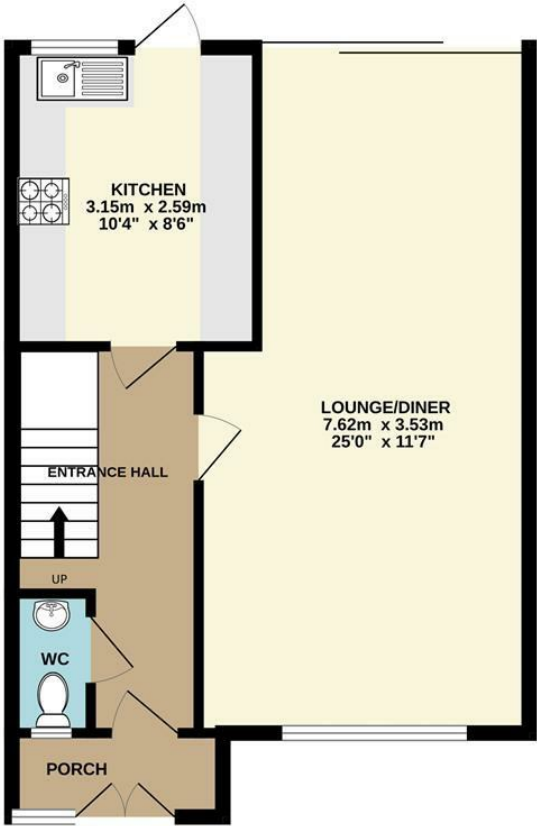




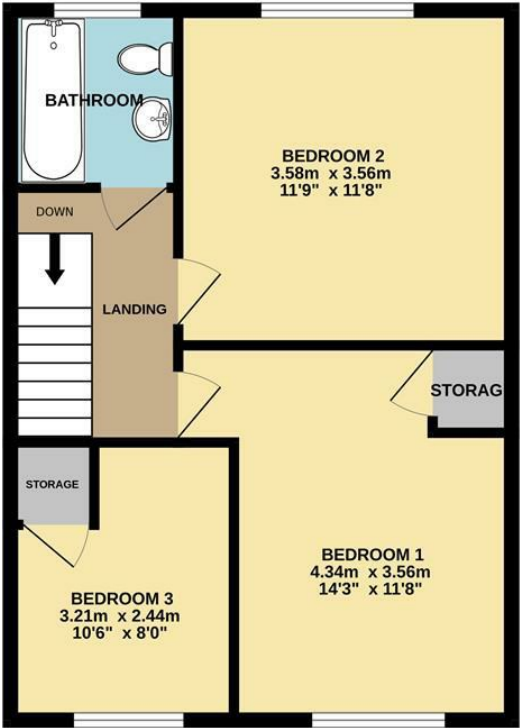
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(92 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.
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THE PROPERTY MISDESCRIPTIONS 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

