



Barrow Lane, EN7 5LT
Waltham Cross





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Kings Group are delighted to present this CHARMING TWO BEDROOM SEMI DETACHED HOME FOR SALE NESTLED IN A QUIET RESIDENTIAL STREET.

As you arrive at this charming two-bedroom semi-detached home, you're immediately greeted by a neat front garden that sets the property back from the road, offering both privacy and curb appeal. Step inside and you'll find yourself in a bright and welcoming entrance hall which leads you into the heart of the home. To the left is the open-plan lounge and dining area. The layout flows naturally, creating an inviting space perfect for both everyday living and entertaining. Large windows allow light to fill the room, giving it a warm and spacious feel. Just off the dining area is the kitchen, thoughtfully arranged with ample worktop space and storage, making it practical for busy households. From here, a door leads out to the highlight of the property — a generous rear garden. Mature and expansive, it provides plenty of room for outdoor dining, gardening, or simply relaxing in the fresh air.

Upstairs, the home continues to impress with two large bedrooms, each offering comfort and versatility, whether for family use, guests, or even a home office. A well-proportioned family bathroom completes the first floor, designed with convenience in mind. This property combines functional living with outdoor space rarely found at this level. With its spacious interiors and substantial gardens both front and back, it offers a fantastic opportunity for anyone looking to put down roots in a welcoming home.

£410,000



- **TWO BEDROOM SEMI DETACHED HOUSE**
- **IDEAL FOR FIRST TIME BUYERS**
- **LARGE REAR GARDEN**
- **TWO LARGE BEDROOMS**
- **EASY ACCESS TO A10 AND M25**

Location

Barrow Lane 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 property for day to day life needs. With the property being in West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links

Barrow Lane also offers fantastic commute links, with Cheshunt Station being under a 35 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 Barrow Lane offers, you also have some of the areas most sought after and popular schools such as St Mary's Church of England High School (VA), Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-School and many more all within a short walk or drive away.

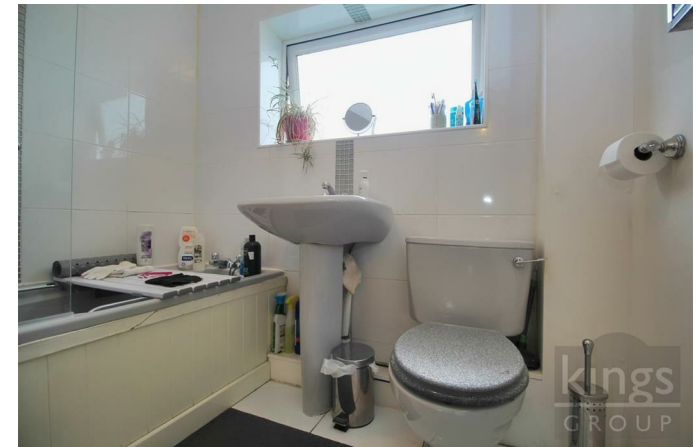
- **FREEHOLD**
- **POTENTIAL TO EXTEND STPP**
- **FRONT GARDEN**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **SIDE ACCESS INTO REAR GARDEN**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC Rating - D





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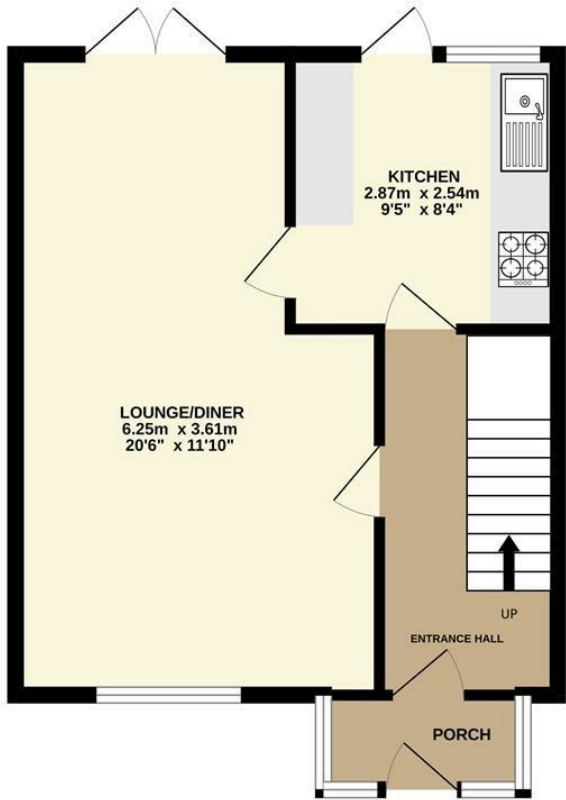


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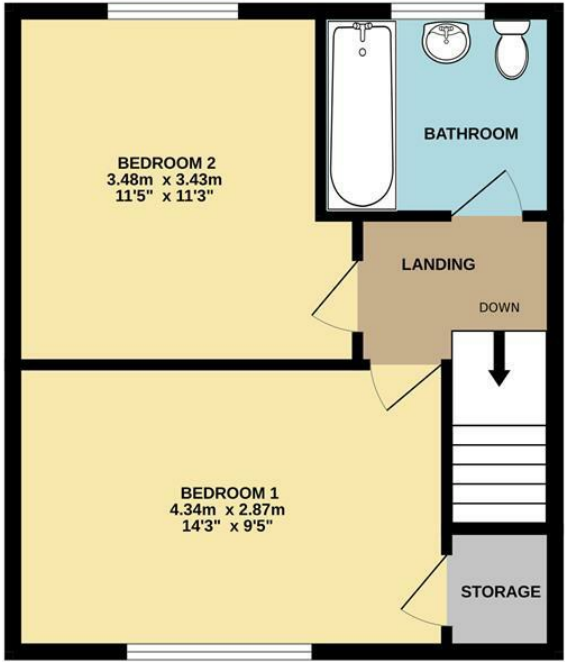
| Energy Efficiency Rating | | |
|---|-----------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 66 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| 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 | | |

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.

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