



Royal Avenue, EN8 7QS  
Waltham Cross





# Royal Avenue, EN8 7QS

Kings Group are delighted to present this CHAIN FREE, EXTENDED, THREE BEDROOM TERRACED HOUSE, located just walking distance from both WALTHAM CROSS AND THEOBALDS TRAIN STATION.

This well-presented three-bedroom terraced home offers spacious and versatile accommodation, ideal for families and professionals alike.

To the front of the property, a large driveway provides off-road parking for up to four vehicles and leads directly to the main entrance. Upon entering, you are welcomed into a bright entrance hall, which provides access to the ground floor accommodation and a convenient downstairs WC. Located to the left of the hallway is a generous open-plan lounge and dining area, creating an excellent space for both relaxation and entertaining. Double doors to the rear open into an extended kitchen area, offering ample workspace and natural light, with direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms, including two spacious double bedrooms and a larger-than-average single bedroom, alongside a modern family bathroom. Externally, the landscaped rear garden provides an attractive and low-maintenance outdoor space, perfect for entertaining or family use. A garage is situated to the rear of the property, benefiting from rear access.

£475,000



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **GARAGE TO REAR**
- **IDEAL FAMILY HOME**
- **EASY ACCESS TO A10 AND M25**

### Location

Royal Avenue 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 close to the town centre not only does it have local shops near by, you will also benefit from being close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

### Travel Links

Royal Avenue also offers fantastic commute links, with Waltham Cross 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 10 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 Royal Avenue offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

- **FREEHOLD**
- **DRIVEWAY FOR MULTIPLE CARS**
- **EXTENDED**
- **CLOSE TO THEOBALDS AND WALTHAM CROSS STATION**
- **NEAR POPULAR SCHOOLS**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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



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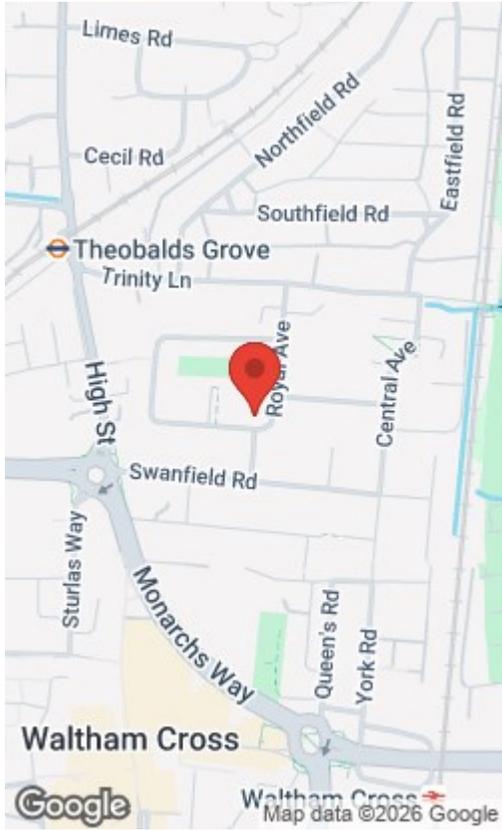


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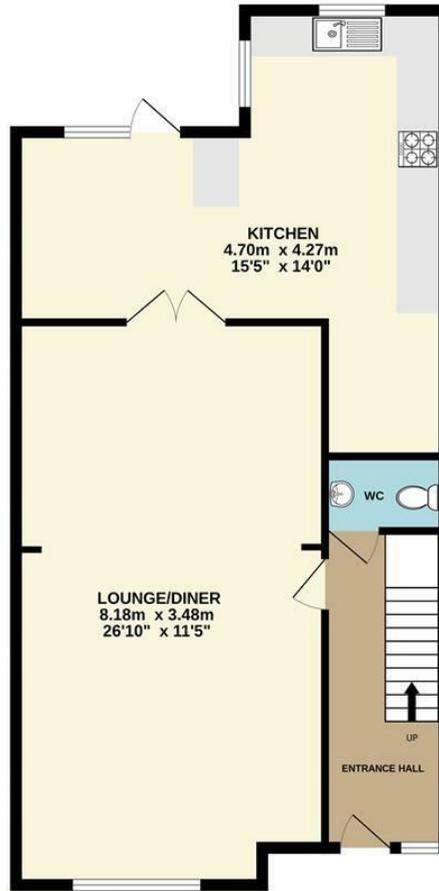




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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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