



Wycliffe Close, EN8 0FJ
Waltham Cross





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Kings Group are delighted to present this BEAUTIFUL, EXTENDED THREE BEDROOM TERRACED HOUSE, WITH DRIVEWAY TO FRONT FOR 2 CARS.

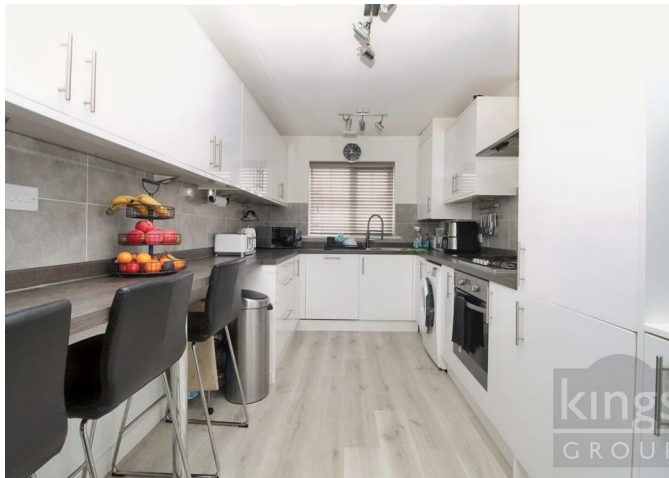
Welcome to this beautifully extended three-bedroom terraced home, offering generous living space across three floors and a modern, family-friendly layout. Set back from the road, the property benefits from a private driveway to the front with parking for two cars.

Step inside to a bright and welcoming entrance hall. Immediately to the right is a convenient downstairs WC. Continue along the hallway and you are greeted by a spacious open-plan living area, thoughtfully arranged to create a comfortable lounge and dining space. The room flows seamlessly into the contemporary open-plan kitchen, fitted with modern units and ample worktop space. Double doors open onto a low-maintenance rear garden, perfect for relaxing or entertaining.

On the first floor, you will find two well-proportioned double bedrooms and a modern family bathroom. A further staircase leads to the impressive extended loft conversion. The top floor hosts a superb master bedroom, offering excellent space, natural light, and a calm, private feel. This level is complemented by an additional shower room, creating a fantastic self-contained suite.

This property is ideal for families or those seeking versatile living space in a convenient location. Early viewing is highly recommended.

£475,000



- **THREE BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **DRIVEWAY**
- **EASY REACH OF THE A10 / M25**
- **CLOSE TO POPULAR SCHOOLS**

Location

Located near the town centre this family home 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 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

Wycliffe Close 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 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 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 Wycliffe Close offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy are being under 0.5 miles away, with many more within a mile radius offering a huge choice of schools to choose from.

- **THREE DOUBLE SIZED BEDROOMS**
- **TWO BATHROOMS**
- **IDEAL FAMILY HOME / FIRST TIME PURCHASE**
- **EXTENDED LOFT SPACE**
- **CLOSE TO LOCAL SHOPS & AMENITIES**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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





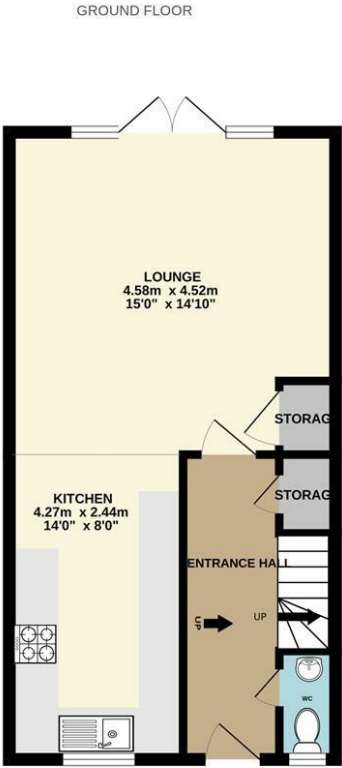
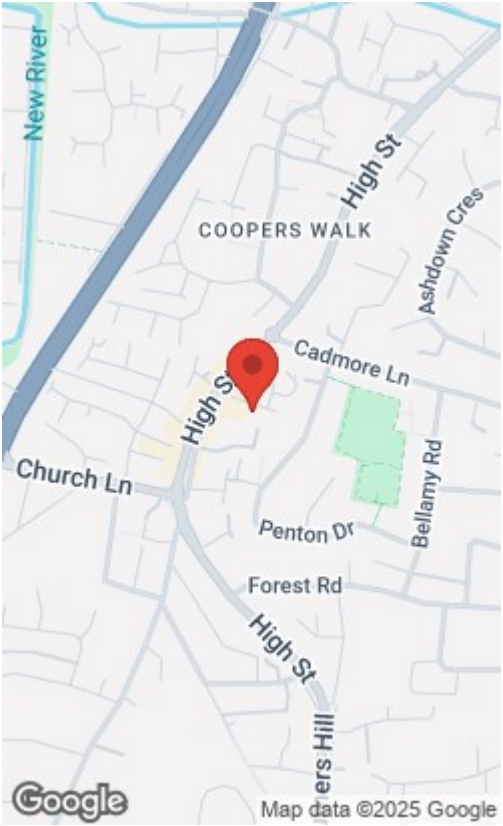
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



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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