



Eleanor Road, EN8 7DL
Waltham Cross





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Kings Group are delighted to present this beautifully presented three-bedroom terraced family home, ideally situated on the popular Eleanor Road, Waltham Cross.

Step inside this well-presented three-bedroom terraced home, ideally suited for first-time buyers, growing families, or investors alike.

The property is approached via a charming front courtyard garden, providing an attractive and low-maintenance entrance. A useful porch leads into the welcoming hallway, setting the tone for the accommodation beyond. The ground floor boasts a spacious open-plan living and dining area, offering a bright and versatile space perfect for both relaxing and entertaining. To the rear, the fitted kitchen provides ample storage and workspace, with access through to a ground floor bathroom located conveniently behind.

Rising to the first floor, the property offers two generous double bedrooms. To the rear of the principal bedroom, a third room provides flexible use—ideal as a single bedroom, nursery, home office, or a walk-in wardrobe. Subject to the necessary permissions, this space also offers potential to be converted into an additional bathroom or en-suite.

Externally, the property benefits from a beautifully landscaped rear garden, creating a private and tranquil outdoor space perfect for enjoying warmer months. This home combines practical living space with excellent potential, all within a popular residential setting

Offers In Excess Of £415,000



- **THREE BEDROOM TERRACED HOUSE**
- **READY TO MOVE INTO**
- **BEAUTIFULLY LANDSCAPED GARDEN**
- **LARGE LIVING SPACE**
- **WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION**

Location

Eleanor 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, in addition to local high street shops Burlington House is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. 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

Eleanor Road also offers fantastic commute links, with Waltham Cross Station being under a 10 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 5 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 a first time buyers, local schools may be an important criteria in your search which in addition to the above that Eleanor Road offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs - Churchgate Academy and many more all within a shot walk or drive away.

- **FREEHOLD**
- **INTERNALLY SPACIOUS**
- **IDEAL FOR FIRST TIME BUYERS**
- **WALKING DISTANCE TO WALTHAM CROSS SHOPPING CENTRE**
- **CLOSE TO POPULAR SCHOOLS**

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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









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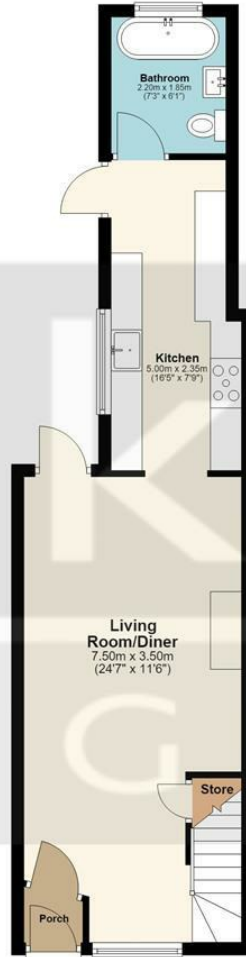
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	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



Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 73.4 sq. metres (789.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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 Plan produced using PlanUp.

Hollybush Way

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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