



Cecil Road, EN8 8TN
Waltham Cross





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Kings Group are delighted to present this SPACIOUS THREE BEDROOM TERRACED HOUSE, located just a stones throw from Theobalds Train Station and being sold CHAIN FREE.

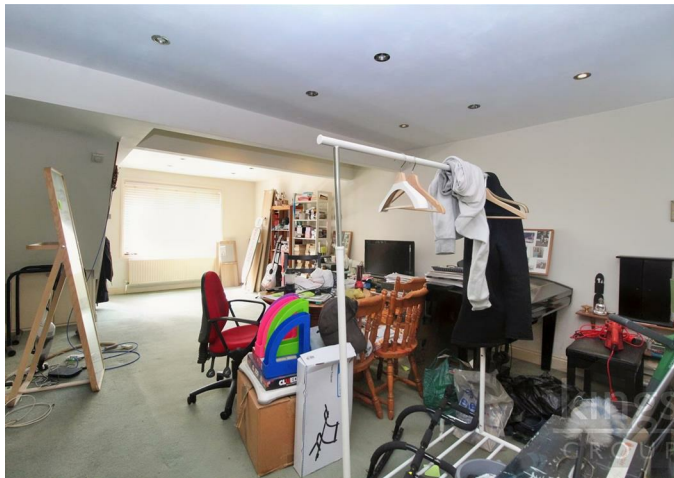
This well-presented three-bedroom terraced home offers generous living space and a practical layout, ideal for families or first-time buyers.

To the front, the property benefits from a low-maintenance courtyard garden, leading to a porch entrance that provides a useful buffer into the home. Upon entering, you are welcomed into a bright and spacious open-plan lounge/diner, offering ample room for both relaxation and entertaining. Towards the rear of the lounge/diner, an inner hallway provides access to the ground floor accommodation. Off the hallway to the left is a conveniently located downstairs bathroom, while to the rear you will find the kitchen, fitted with a range of units and offering direct access to the garden.

The first floor comprises three well-proportioned bedrooms, all offering comfortable living space, along with a modern family shower room. Externally, the property truly stands out with an impressive approximately 100ft rear garden, providing plenty of outdoor space for leisure, gardening, or entertaining. To the rear, there is also the added benefit of off-street parking for several vehicles.

Overall, this property combines space, functionality, and excellent outdoor features, making it a fantastic opportunity for a wide range of buyers.

£410,000



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **WALKING DISTANCE TO THREE TRAIN STATIONS**

- **GROUND FLOOR AND FIRST FLOOR BATH & SHOWER ROOM**
- **EASY ACCESS TO A10 AND M25**

Location

Cecil Road 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

Cecil Road also offers fantastic commute links, with both Cheshunt and 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 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Cecil Road 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**
- **IDEAL FOR FIRST TIME BUYERS**
- **100FT REAR GARDEN WITH PARKING FOR SEVERAL CARS TO REAR**
- **NEAR TO LOCAL SHOPS AND AMENITIES**
- **CLOSE TO POPULAR SCHOOLS**

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

EPC Rating - C







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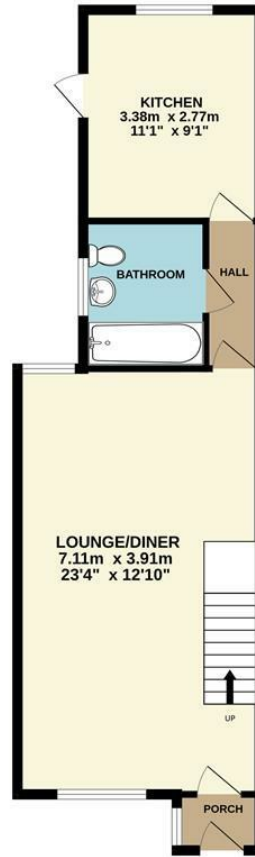
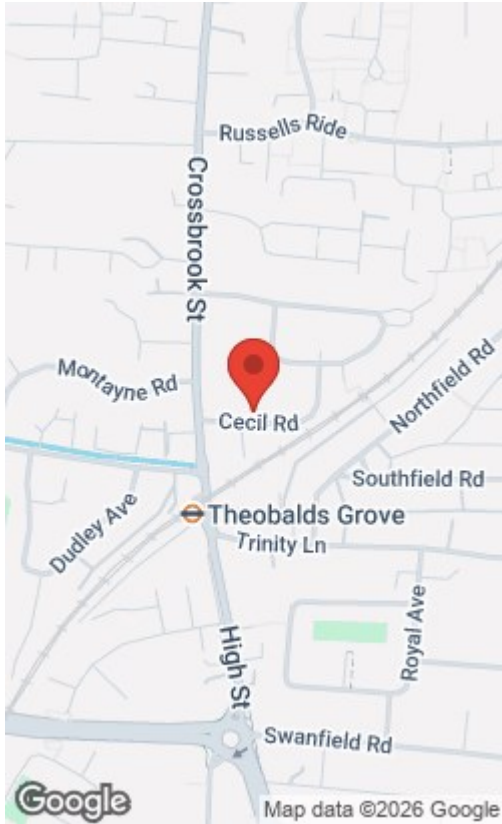


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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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