



Southbrook Drive, EN8 0QJ
Waltham Cross





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Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM TERRACED HOUSE, LOCATED IN A QUITE CUL-DE-SAC

Welcome to this delightful three-bedroom mid-terraced home, perfectly positioned in a popular residential area and offering excellent potential for first-time buyers and families alike. Upon entering the property, you're greeted by a welcoming entrance hall, with a convenient downstairs WC immediately to your right — ideal for family living and guests alike. To the left, you step into a bright and spacious open-plan lounge and dining area, creating a wonderful flow and offering a fantastic space for both relaxation and entertaining. Large windows allow natural light to flood through, enhancing the warm and inviting atmosphere. To the rear of the property, accessible from the lounge/diner, is the fitted kitchen — complete with ample storage and workspace, and providing direct access to the rear garden, perfect for al fresco dining or enjoying a peaceful morning coffee.

Upstairs, the first floor offers two generous double bedrooms and a well-proportioned third single bedroom, ideal as a child's room, nursery, or home office. The accommodation is completed by a stylish family bathroom, fitted with a contemporary white suite. Externally, the home benefits from a low-maintenance front garden, which offers potential to create off-street parking (subject to the necessary planning permissions). To the rear, you'll find a private enclosed garden, offering plenty of space for outdoor enjoyment and gardening enthusiasts.

This lovely property offers comfortable living, versatile spaces, and scope for personalisation — making it a wonderful place to call home.

£410,000



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **DOWNSTAIRS WC**
- **POTENTIAL TO EXTEND AND CREATE A DRIVEWAY (STPP)**
- **EASY ACCESS TO TRANSPORT LINKS**
- **FREEHOLD**
- **IDEAL FOR FIRST TIME BUYERS**
- **OPEN PLAN LOUNGE/DINER**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Location

Southbrook Drive 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 walking distance to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links

Southbrook Drive also offers fantastic commute links, with Cheshunt Station being under a 25 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 to the above that Southbrook Drive offers, you also have some of the areas most sought after and popular schools such as Churchfield Church of England Academy, Brookland Junior School, Flamstead End School, Goffs Academy and many more all within a short walk or drive away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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



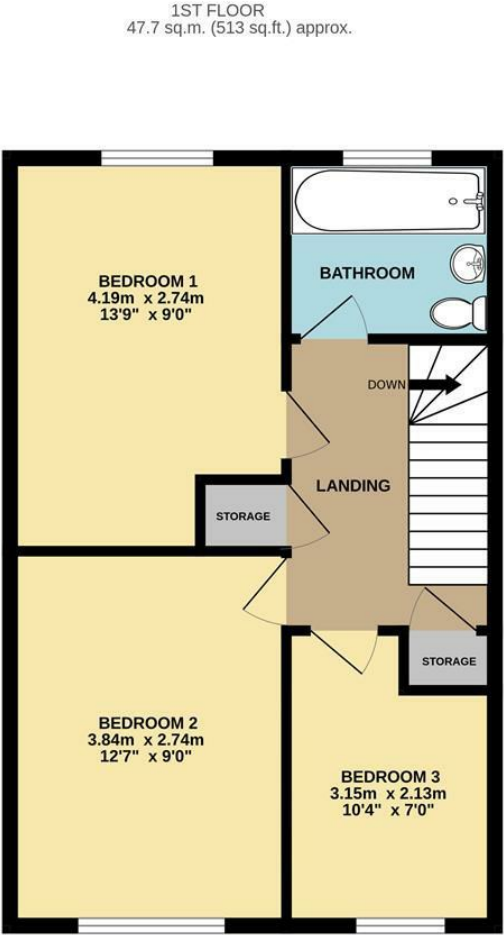
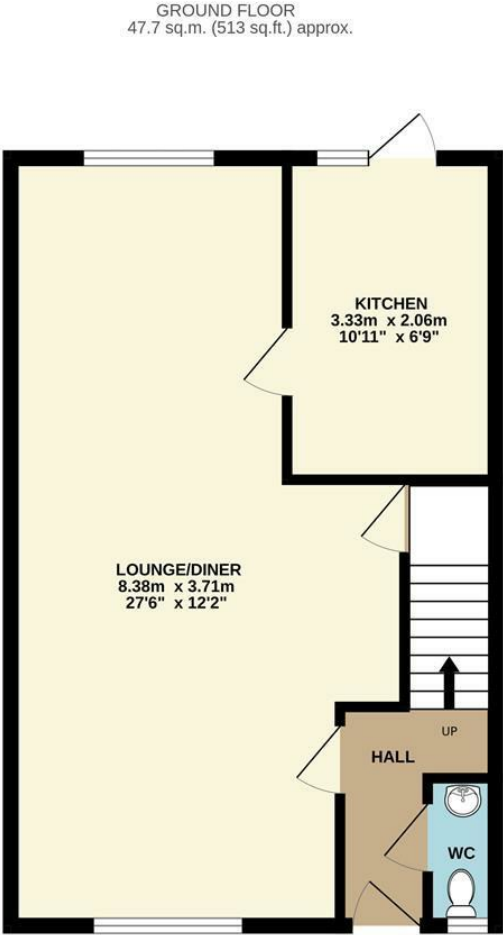
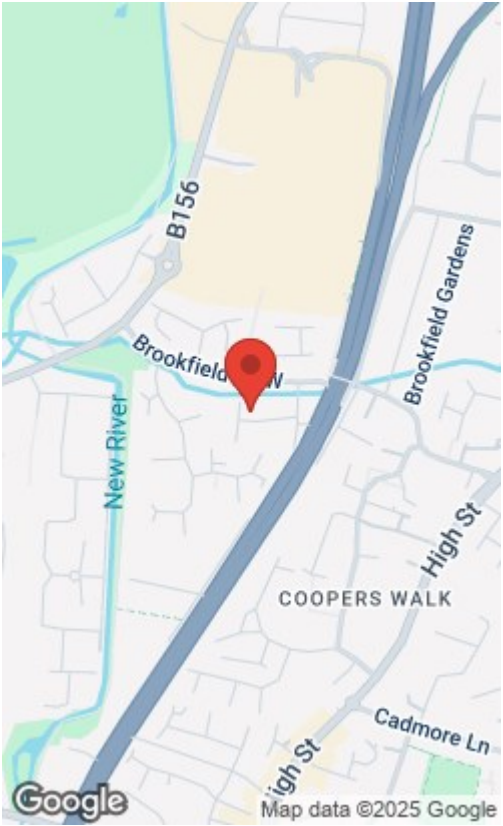


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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		



TOTAL FLOOR AREA : 95.4 sq.m. (1026 sq.ft.) approx.

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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