



Cromwell Avenue, EN7 5DW  
Waltham Cross





# Cromwell Avenue, EN7 5DW

Kings Group are delighted to offer this THREE BEDROOM VICTORIAN COTTAGE, LOCATED IN THE HEART OF WEST CHESHUNT.

As you approach this charming three-bedroom end-of-terrace Victorian cottage, you're greeted by a quaint front garden, offering a touch of greenery and curb appeal. Stepping inside, you're welcomed by a spacious hallway which leads you into a beautifully presented open-plan lounge and dining area, where period charm meets modern living. The space is bright and airy, thanks to large windows that allow natural light to flow through, and the layout is perfect for both relaxing evenings and entertaining guests.

Moving through to the modern kitchen, you'll find sleek cabinetry, integrated appliances, and ample counter space, making it a practical and stylish area for preparing meals. A door leads from the kitchen to the spacious rear garden, a fantastic outdoor retreat with plenty of room for alfresco dining, gardening, or even future extensions (subject to planning permission). The family bathroom, conveniently located on the ground floor, is well-appointed with contemporary fixtures, offering both style and functionality.

Upstairs, the home boasts three generously sized bedrooms, each providing a comfortable retreat. The master bedroom benefits from ample space and natural light, while the second and third bedrooms offer flexibility—perfect for children, guests, or even a home office. With its blend of Victorian character, modern upgrades, and excellent outdoor space, this delightful cottage is a wonderful home with plenty of potential.

£420,000



- THREE BEDROOM END OF TERRACED HOUSE
- LARGE OPEN PLAN LOUNGE/DINER
- THREE SPACIOUS BEDROOMS
- POTENTIAL FOR A DRIVEWAY (STPP)
- EASY ACCESS TO A10 AND M25

### Location

Cromwell 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 West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

### Travel Links

Cromwell Avenue also offers fantastic commute links, with Cheshunt Station being under a 35 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 the above that Cromwell Avenye offers, you also have some of the areas most sought after and popular schools such as St Mary's Church of England High School (VA), Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-School and many more all within a short walk or drive away.

- FREEHOLD
- MODERN KITCHEN
- LARGE REAR GARDEN
- CLOSE TO SOUGHT AFTER SCHOOLS
- CLOSE TO CHESHUNT STATION

Council Tax Band - D

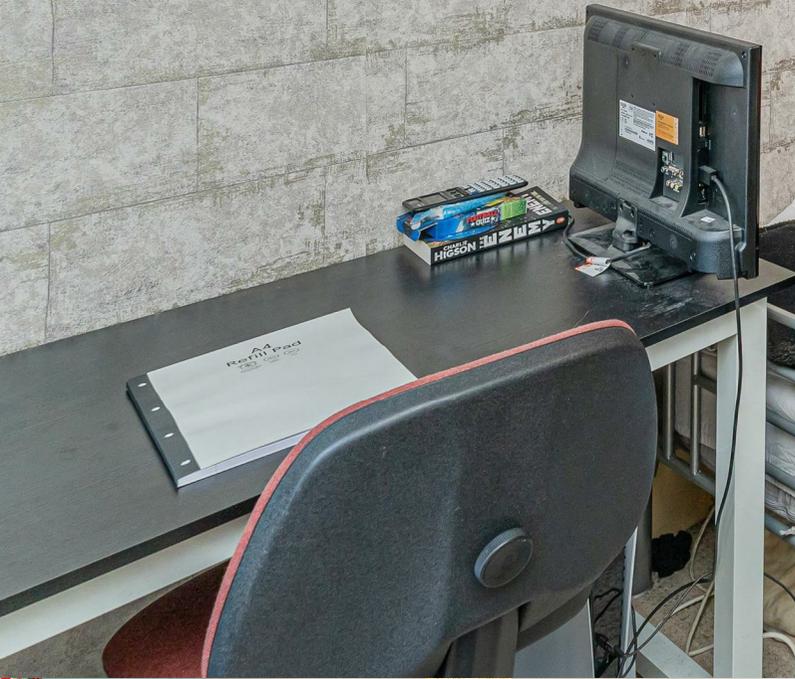
Construction Type - Standard (Brick, Tile)

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





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Energy Efficiency Rating		Environmental Impact (CO <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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