



Westfield Close, EN8 7EY  
Waltham Cross





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# Westfield Close, EN8 7EY

Kings Group are delighted to present this NEWLEY BUILT, THREE BEDROOM END OF TERRACED HOUSE, BEING SOLD CHAIN FREE !!

As you approach the property, you'll appreciate step-free access to both the front and rear entrances, offering effortless accessibility. Entering the home, you're greeted by a bright and spacious lounge at the front, an ideal space for relaxing or entertaining. Towards the rear of the property, the heart of the home unfolds in a generous kitchen diner perfect for family meals or hosting friends. From here, large triple-glazed acoustic doors open out to a South-facing rear garden, bathed in sunlight and thoughtfully landscaped with a large patio area, ideal for al fresco dining or summer evenings.

The garden is enclosed with acoustic fencing, ensuring peace and privacy. Behind the garden, you'll find two private parking spaces, each equipped with electric vehicle charging points, combining convenience with sustainability. Back inside, the entire ground floor is finished with premium Karndean flooring, known for its durability, scratch resistance, and stylish appeal. A downstairs WC completes the ground level.

Upstairs, the first floor hosts three well-proportioned bedrooms, perfect for a growing family, home office space, or guests. A sleek, modern family bathroom serves all three rooms with contemporary fixtures and fittings. The home benefits from zonal underfloor heating, superfast fibre broadband with hardwired access in every room, and solar panels to help keep energy bills low and efficiency high. The triple-glazed acoustic windows further enhance insulation and soundproofing.

Additional features include a large, boarded loft with an installed loft ladder, offering excellent storage potential. Peace of mind is guaranteed with a 10-year BuildZone warranty, underscoring the build quality and craftsmanship of the property.

## Offers In Excess Of £500,000



- **NEW BUILD HOME**
- **CHAIN FREE**
- **FINISHED TO A HIGH STANDARD THROUGHOUT**
- **ELECTRIC CHARGING POINTS AND SOLAR PANELS**
- **THREE SPACIOUS BEDROOMS**

### **Additional Features**

Fully equipped kitchen including integrated dishwasher, tumble dryer, washing machine, Bosch oven & hob and a freestanding American-style fridge freezer with ice dispenser

Quartz kitchen worktop.

The following items will be part of the fixtures & fittings that come with the house:

Double pendant over kitchen peninsula (black cables & wooden shades)

Round black mirror in downstairs w/c

Illuminated bathroom mirror on F/F

Triple drop pendant over stairs

Bedside wall lights in master bedroom

Wall art in the single bedroom (map), living room (floral x 2) & kitchen (abstract x 2)

### **Location**

Westfield Close 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 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**

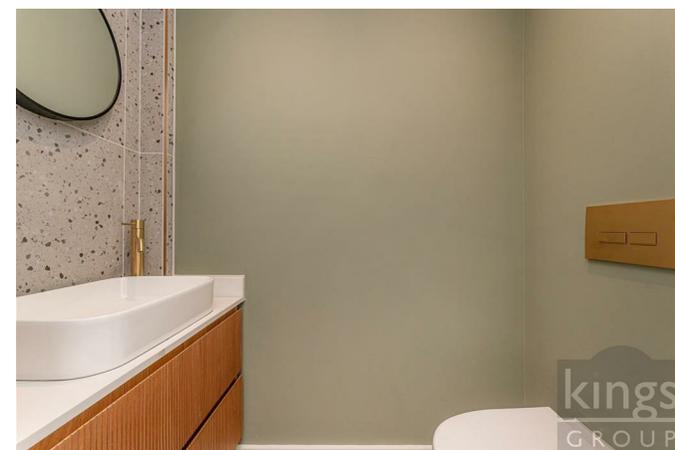
Westfield Close also offers fantastic commute links, with Waltham Cross Station being under a 15 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia

- **THREE BEDROOM END OF TERRACED HOUSE**
- **TWO PARKING SPACES TO REAR OF THE PROPERTY**
- **SOUTH FACING REAR GARDEN**
- **BEAUTIFUL KITCHEN/DINER**
- **DESIRABLE CUL-DE-SAC LOCATION WITH GREAT TRANSPORT LINKS**

Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 15 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 families, local schools may be an important criteria in your search which in addition the above that Westfield Close 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.





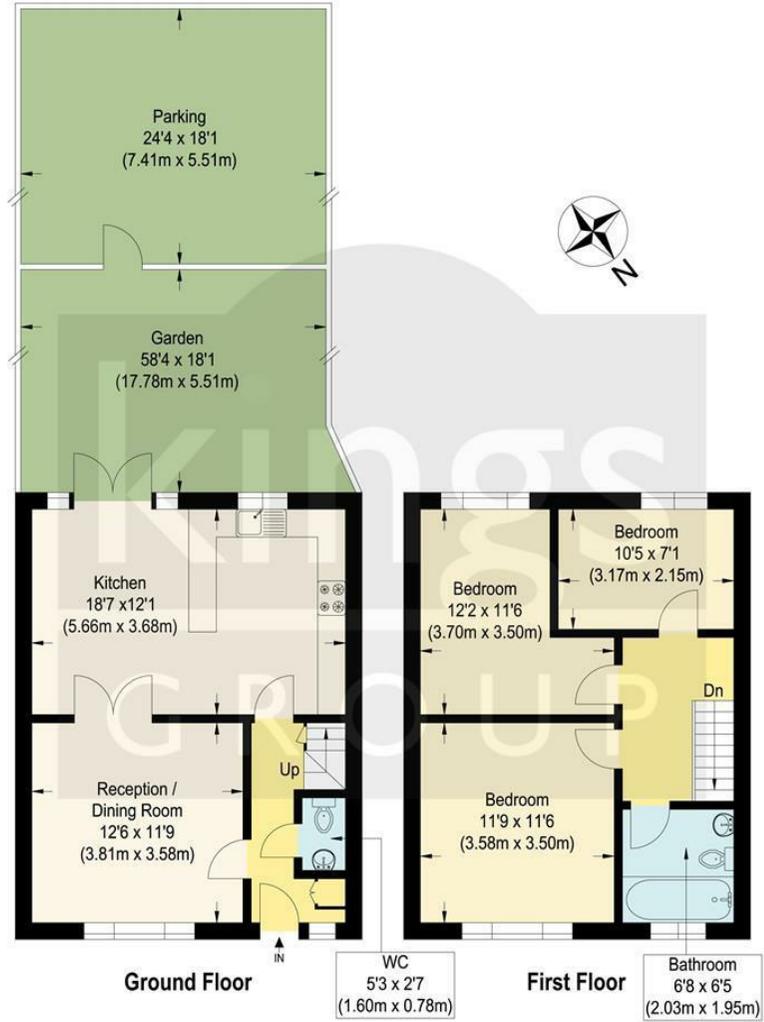
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Westfield

Approximate Gross Internal Floor Area : 83.90 sq m / 903.09 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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