



Willow Brook Lane, EN7 6EL
Waltham Cross





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Kings Group are delighted to present this BEAUTIFUL AND RARELY AVAILABLE, THREE BEDROOM DETACHED HOUSE, located in a very sought after development in WEST CHESHUNT.

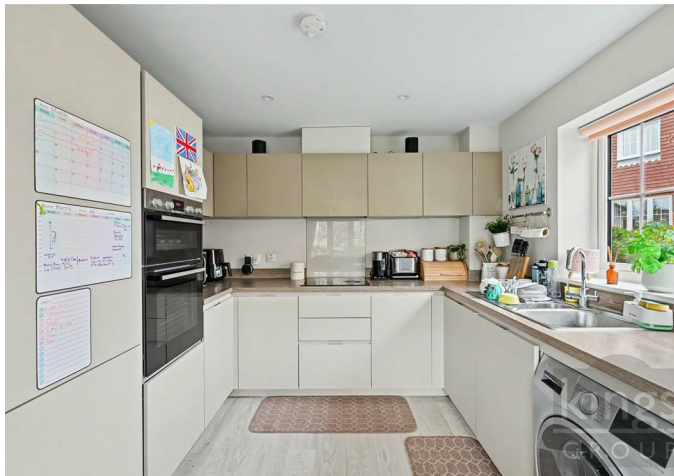
Step inside this beautifully presented three-bedroom detached residence, where a welcoming entrance hall sets the tone for the thoughtfully designed accommodation beyond.

To the left, a convenient downstairs WC provides practicality for modern living, while to the right, a stylish and well-appointed kitchen/diner offers the perfect space for both everyday family life and entertaining. This bright and sociable area is designed with functionality and comfort in mind, creating a true heart of the home. To the rear of the property, the spacious lounge enjoys an abundance of natural light and provides delightful views over the garden, offering a peaceful and relaxing retreat ideal for unwinding or hosting guests.

Ascending to the first floor, the property continues to impress with three generously proportioned bedrooms. The principal bedroom benefits from its own private en-suite, while the remaining bedrooms are served by a contemporary and well-finished family bathroom.

Externally, the home boasts a beautifully landscaped, south-facing rear garden—perfect for enjoying sunny days and outdoor entertaining. To the front, a driveway provides off-road parking and leads to a garage positioned to the side, adding further convenience and storage options. This superb home combines space, style, and practicality, making it an ideal choice for families seeking comfortable and elegant living.

£580,000



- **THREE BEDROOM DETACHED HOUSE**
- **SOUTH FACING REAR GARDEN**
- **BEAUTIFUL KITCHEN / DINER**
- **IDEAL FAMILY HOME**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Location

Located in the sought after West Cheshunt area, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Willow Brook Lane has easy access to 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. Brookfield Lane West is also a short drive away from Brookfield Shopping Centre. 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

Willow Brook Lane also offers fantastic commute links, with Cheshunt Station being under a 15 drive 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 a 15 minute drive 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 family, local schools may be an important criteria in your search which in addition to the above that Willow Brook Lane offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Flamstead End School, Fairfields Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away.

- **FREEHOLD**
- **SPACIOUS LOUNGE**
- **DRIVEWAY AND GARAGE**
- **SOUGHT AFTER DEVELOPMENT**
- **EASY ACCESS TO A10 AND M25**

Council Tax Band - F

Construction Type - Standard (Brick, Tile)

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

EPC Rating - B

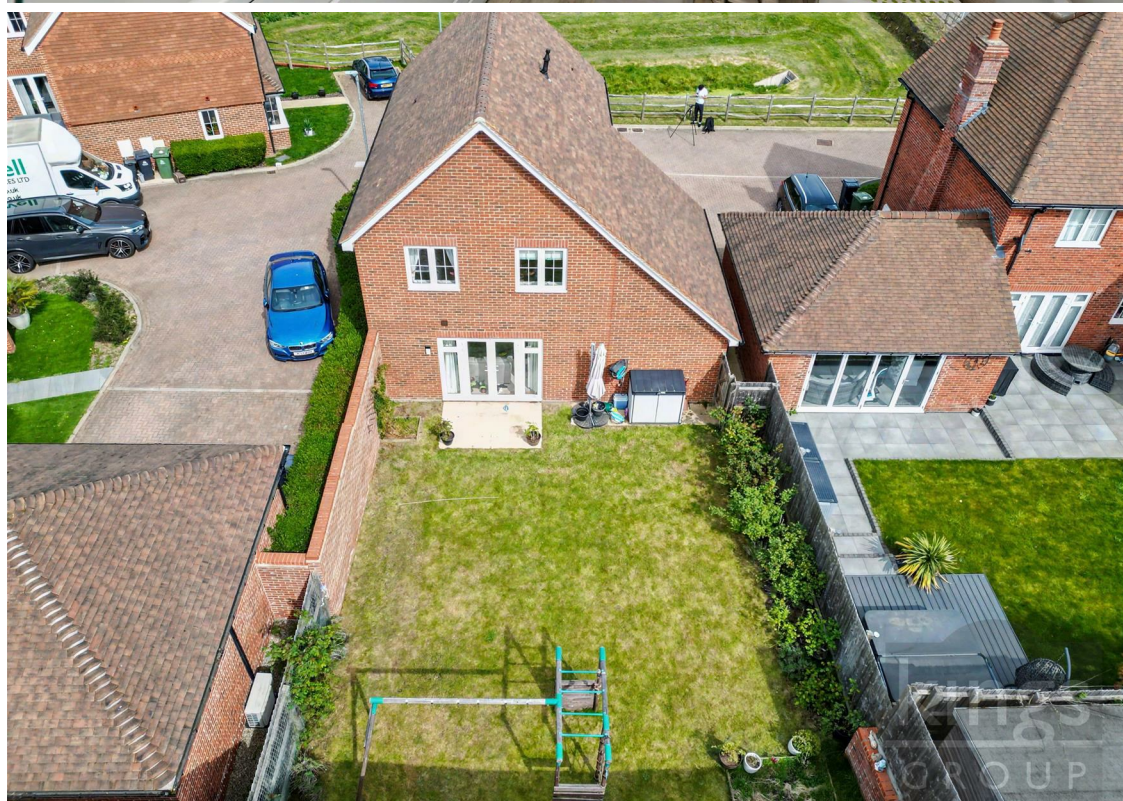




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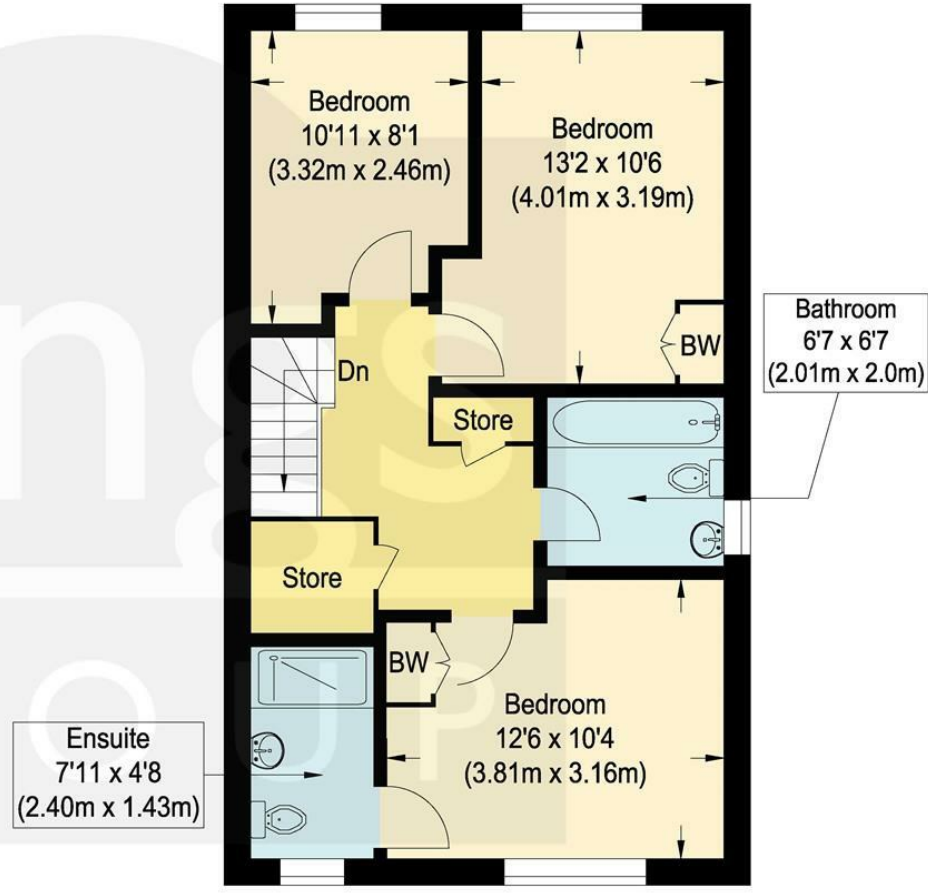
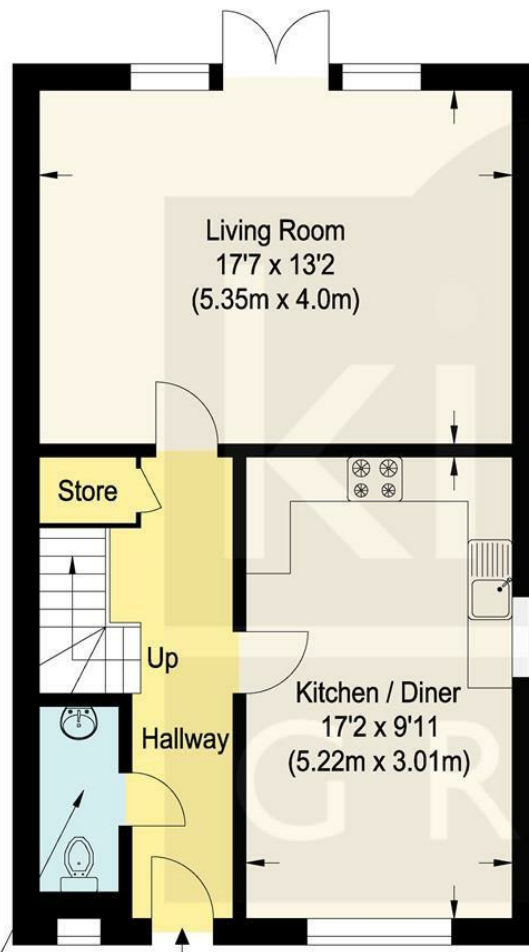


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(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

Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC



Willowbrook

Approximate Gross Internal Floor Area : 100.30 sq m / 1079.62 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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