



Manor Way, EN8 8UL  
Waltham Cross

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# Manor Way, EN8 8UL

Kings Group are delighted to present this EXTENDED, THREE BEDROOM TERRACED HOUSE, located within walking distance to Cheshunt Train Station.

Upon entering the property, you are welcomed by a spacious entrance hall, setting the tone for the generous accommodation throughout. This leads through to the extended kitchen, offering excellent space for modern family living and entertaining. To the right of the kitchen sits the open-plan lounge and dining area, a bright and inviting space ideal for both relaxing and hosting, with a natural flow between living and dining zones.

Rising to the first floor, the property offers two well-proportioned double bedrooms, alongside a larger-than-average single bedroom which benefits from built-in storage. Completing the accommodation is a family bathroom, finished in a practical and timeless style.

Externally, the home truly shines with a large, SOUTH FACING landscaped rear garden, featuring a decking area perfect for outdoor dining and entertaining, along with convenient rear access. The garden also benefits from power points, ideal for lighting or garden equipment, and a shed with power, providing excellent storage or workshop potential. Additional features include a recently installed combi boiler (approximately three years old), adding to the home's efficiency and peace of mind.

This well-presented terraced home combines space, practicality, and outdoor living—making it an ideal choice for families and professionals alike

£425,000



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- THREE BEDROOM TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- SOUTH FACING REAR GARDEN WITH REAR ACCESS
- SPACIOUS BEDROOMS
- EASY ACCESS TO LOCAL SHOPS AND AMENITIES

### Location

Manor Way is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, 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 walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

### Travel Links

Manor Way also offers fantastic commute links, with Cheshunt Station being under a 10 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 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Manor Way offers, you also have some of the areas most sought after and popular schools such as Downfield Primary School, Arlesdene Nursery School and Pre-School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

- FREEHOLD
- WALKING DISTANCE TO CHESHUNT STATION
- EXTENDED TO REAR
- OPEN PLAN LOUNGE/DINER
- CLOSE TO POPULAR SCHOOLS

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC - Awaiting Up to Date Rating





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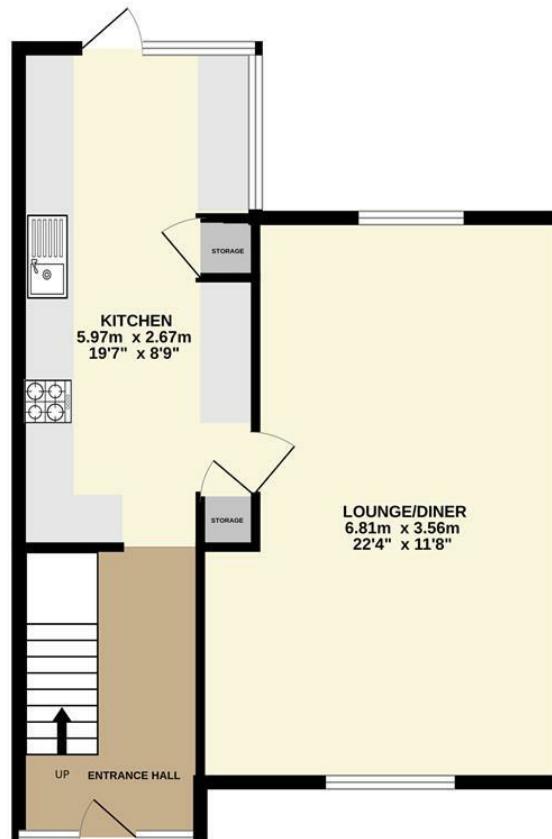


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

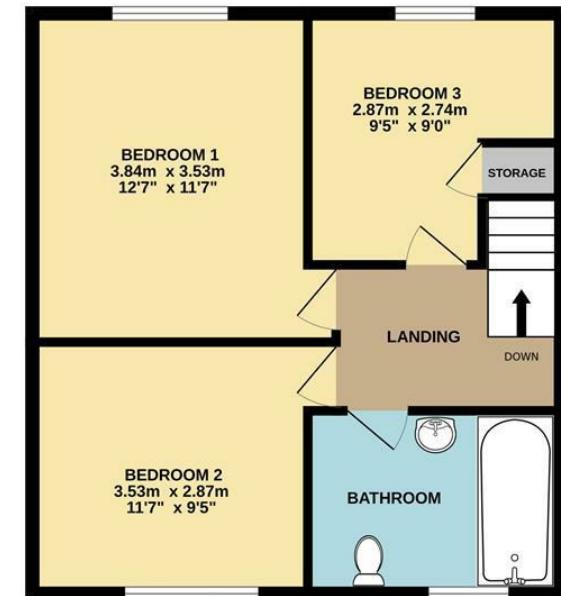
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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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