



Willowdene, EN8 0XD
Waltham Cross





kings
GROUP

Willowdene, EN8 0XD

Kings Group are delighted to present this EXTENDED, TWO BEDROOM SEMI DETACHED PROPERTY. LOCATED IN THE EVER POPULAR THOMAS ROCHFORD ESTATE.

** GUIDE PRICE £375,000 - £400,000**

This two-bedroom semi-detached home offers well-balanced accommodation throughout, ideal for first-time buyers, small families, or those looking to downsize.

To the front of the property, there is a useful external storage cupboard positioned beside the front door, providing practical space for outdoor equipment and additional storage needs. Upon entering, you are welcomed into the entrance hall. Immediately to the left is the family bathroom, fitted to serve both residents and guests conveniently. Continuing down the hallway, the property opens into a spacious open-plan living area, creating a bright and sociable environment. The kitchen is positioned to the left-hand side, offering ample workspace and storage, while the main living area provides comfortable space for relaxing and entertaining.

To the rear, the conservatory adds valuable additional living space and enjoys pleasant views over the garden, making it an ideal dining area, sitting room, or home office. The first floor comprises two generously sized double bedrooms, both offering comfortable accommodation with space for freestanding furniture.

Externally, the property benefits from a private and secluded rear garden, perfect for outdoor entertaining or relaxing, with the added advantage of side access.

Guide Price £375,000



- TWO BEDROOM SEMI DETACHED HOUSE
- REAR GARDEN WITH SIDE ACCESS
- IMMACULATE CONDITION
- TWO DOUBLE SIZED BEDROOMS
- POPULAR RESIDENTIAL ESTATE

- FREEHOLD
- ALLOCATED PARKING
- EXTENDED
- CLOSE TO SOUGHT AFTER SCHOOLS
- NEAR BROOKFIELD SHOPPING CENTRE

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Willowdene has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, 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

Willowdene also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-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. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

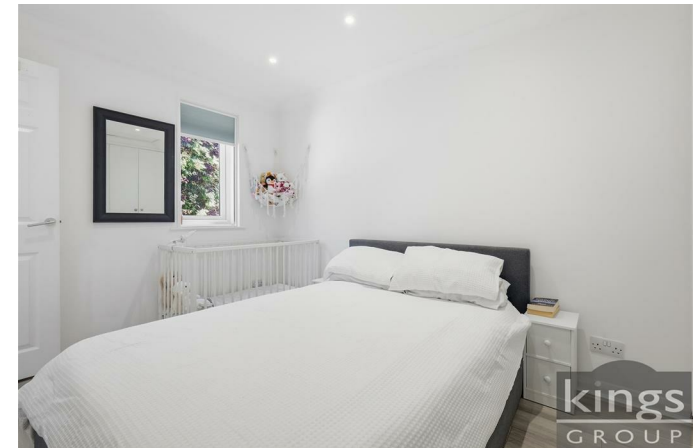
Local Schools

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 Willowdene offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low
EPC - Awaiting up to date EPC





king
GROU



kings
GROUP

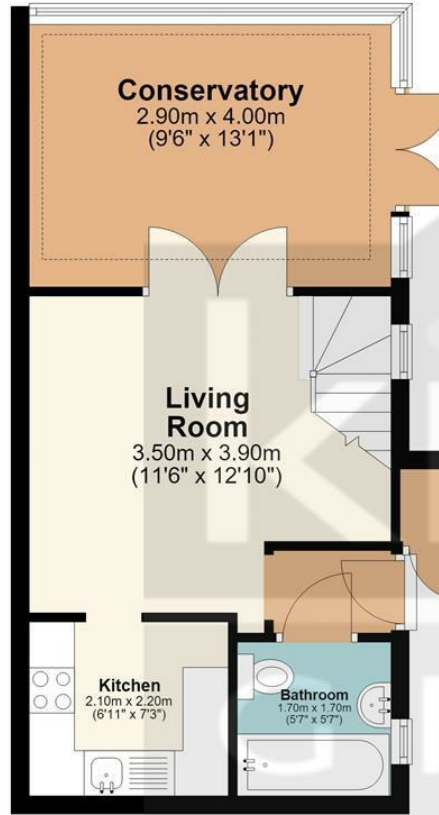


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

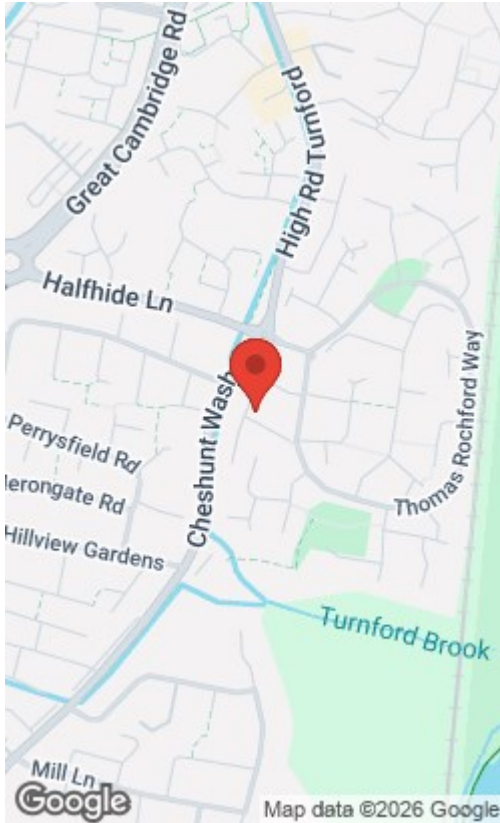
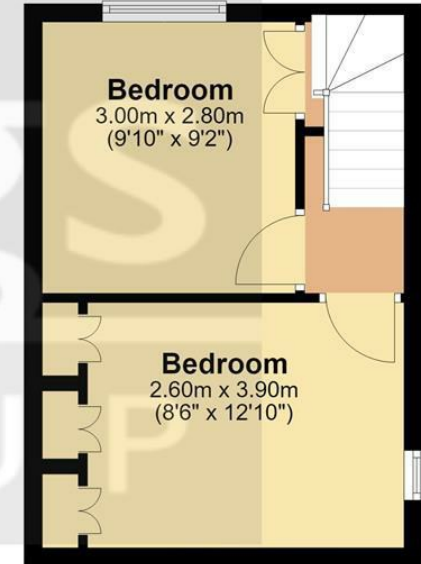
Ground Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 57.4 sq. metres (617.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Willowdene

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.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735

E:
www.kings-group.net

