



Crossbrook Street, EN8 8NA
Waltham Cross





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Kings Group are delighted to offer this CHAIN FREE, LARGE FOUR BEDROOM VICTORIAN HOUSE, WITH PARKING FOR ONE CAR AND POTENTIAL FOR MORE SPACES.

As you approach this charming rarely available four-bedroom Victorian home, you're immediately struck by its timeless curb appeal, with a traditional brick façade, elegant bay window, and a welcoming front door. Stepping inside, you're greeted by a bright and spacious entrance hallway, featuring high ceilings and period detailing.

To your left, the first of two reception rooms offers a cozy yet stylish living space, with a large bay window allowing natural light to pour in. Moving further along, the second reception room provides a more intimate setting—perfect as a snug or formal dining area. At the rear of the house, the space opens up into a stunning open-plan kitchen and dining area. The kitchen is fitted a central island, and ample workspace. The dining area, flooded with light, offers a perfect view of the rear garden, creating a seamless indoor-outdoor flow. The ground floor also includes a downstairs WC.

Ascending the staircase to the first floor, you'll find three well-proportioned bedrooms. The two larger bedrooms maintain the home's Victorian character with high ceilings, while the third, currently used as an office, provides a practical and peaceful workspace. The first floor also includes the spacious four piece suite family bathroom. The top floor is dedicated to a large master bedroom, offering an impressive space. This private retreat perfectly blends modern comfort with the home's period charm.

Stepping outside the garden is a well-maintained mix of patio and lawn, ideal for entertaining or relaxing. At the far end, there's a private parking space, with further

Offers In Excess Of £550,000



- **FOUR BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **PARKING FOR ONE CAR WITH POTENTIAL FOR MORE**
- **INTERNALLY SPACIOUS**
- **WALKING DISTANCE TO CHESHUNT AND THEOBALDS STATION**
- **CHAIN FREE**
- **VICTORIAN HOUSE**
- **IDEAL FOR FAMILIES AND INVESTORS**
- **RARELY AVAILABLE**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Location

Crossbrook Street 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 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

Crossbrook Street also offers fantastic commute links, with Cheshunt 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 Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 10 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 fo families, local schools may be an important criteria in your search which in addition the above that Crossbrook Street offers, you also have some of the areas most sought after and popular schools such as Holy Trinity Church of England Primary School, Downfield Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy, Haileybury Turnford and many more all within a short walk or drive away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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









Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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Approximate Gross Internal Floor Area : 159.20 sq m / 1713.61 sq ft
(Excluding Garage & Eaves)

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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