



Manor Way, EN8 8UL  
Waltham Cross





# Manor Way, EN8 8UL

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

This extended three-bedroom terraced home offers well-proportioned accommodation throughout and a practical layout ideal for modern family living.

The property is approached via a porch entrance, leading into a welcoming hallway. To the left, a door opens into a comfortable lounge, providing a cosy living space. Positioned behind the lounge is the kitchen, while to the right of the lounge is a separate dining room, perfect for entertaining. The ground floor is further enhanced by a convenient shower room. Both the kitchen and dining room provide access to the rear garden.

Upstairs, the first floor comprises three bedrooms, including two generously sized double rooms and a larger-than-average single bedroom. There is also a shower room and a separate WC, adding to the home's practicality. Externally, the property benefits from a landscaped rear garden with rear access, offering an attractive and low-maintenance outdoor space.

£375,000



- **THREE BEDROOM TERRACED HOUSE**
- **IDEAL FOR FIRST TIME BUYERS**
- **SPACIOUS BEDROOMS**
- **CLOSE TO POPULAR SCHOOLS**
- **EASY ACCESS TO A10 AND M25**

### 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 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 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**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**
- **DOWNSTAIRS SHOWER ROOM**
- **EXTENDED**

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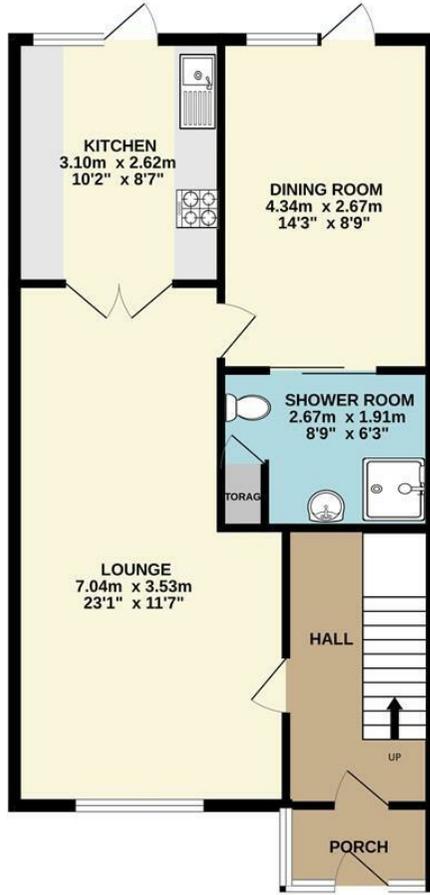
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

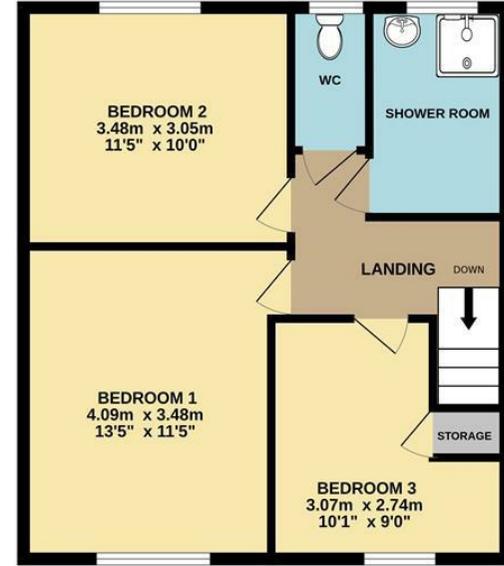
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales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



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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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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