



Wheatcroft, EN7 6JT  
Cheshunt







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# Wheatcroft, EN7 6JT

Kings Group are delighted to present this SPACIOUS CHAIN FREE, TWO BEDROOM END OF TERRACED BUNGALOW FOR SALE.

Welcome to this spacious two-bedroom end-of-terrace bungalow, perfect for family living. As you approach the property, you'll notice its charming corner position. Step inside through the front door and you're greeted by a bright entrance hall which leads you into the heart of the home. Down the hall and to the right is the generous open-plan lounge / diner which benefits from natural light pouring in from the rear-facing windows, creating a bright, welcoming atmosphere. The layout is ideal for entertaining, with the lounge flowing seamlessly into the dining space. To the front of the home is the modern kitchen, a large space offering ample work space and storage.

The property also has two well-proportioned double bedrooms, each offering plenty of space for wardrobes and other furniture. The property features a family shower room with a walk in shower cubicle, hand wash basin and WC, in addition to the family shower room there Wheatcroft also has a separate WC, providing added convenience for busy mornings.

To the rear of the bungalow, step out into a private patio garden — a low-maintenance outdoor space ideal for summer barbecues, potted plants, or simply relaxing in the sun. There's also rear access, making it easy to bring in bikes, bins, or gardening tools.

This property offers a great balance of indoor and outdoor living, all laid out on a single level — ideal for families, downsizers, or those just looking for easy, accessible living.

£385,000



- TWO BEDROOM END OF TERRACED BUNGALOW
- FREEHOLD
- LARGE KITCHEN
- FAMILY SHOWER ROOM & SEPERATE WC
- EASY ACCESS TO A10 AND M25

- CHAIN FREE
- OPEN PLAN LOUNGE / DINER
- TWO DOUBLE SIZED BEDROOMS
- CLOSE TO LOCAL AMENITIES
- NEAR POPULAR SCHOOLS

### Location

Wheatcroft 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 West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

### Travel Links

Wheatcroft also offers fantastic commute links, with Cheshunt Station being under a 35 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 35 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 35 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 Wheatcroft 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.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC - Awaiting up to date EPC Rating







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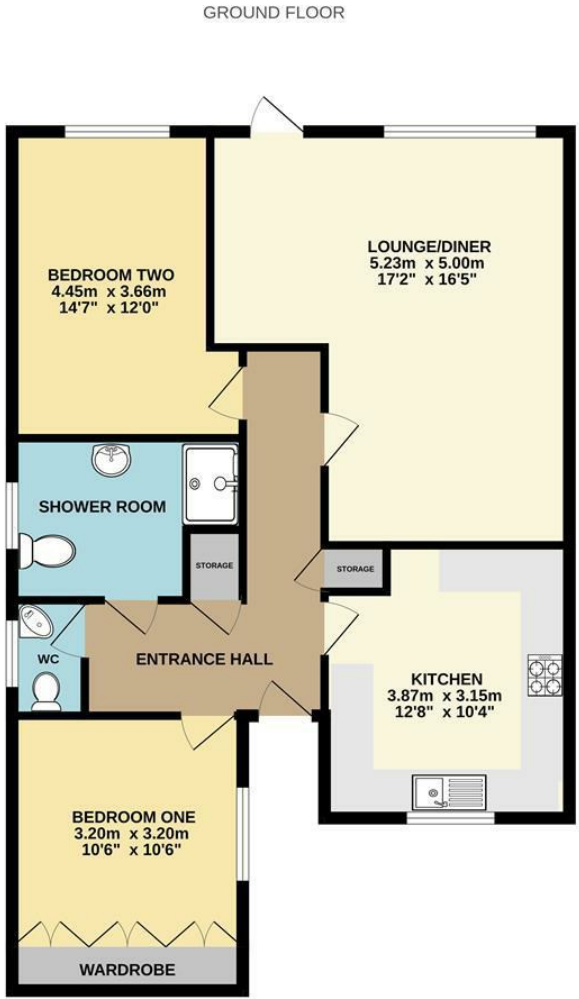


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus)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



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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