



Bullsmoor Close, EN8 8HU  
Waltham Cross





kings  
court

# Bullsmoor Close, EN8 8HU

Kings Group are delighted to present this BEAUTIFUL, EXTENDED, FOUR BEDROOM TERRACED HOUSE.

Nestled in a quiet cul-de-sac, this beautifully presented extended four-bedroom terraced home offers spacious and modern family living, finished to an immaculate standard throughout.

To the front is a driveway providing off-street parking for two cars, leading to an enclosed porch entrance that opens into a welcoming hallway. To the right, the bright and inviting lounge enjoys a warm, homely feel with a large front-facing window allowing plenty of natural light. To the rear, the home has been extended to create a stunning open-plan kitchen and dining area, ideal for family living and entertaining. The modern kitchen features stylish units, ample worktop space, and integrated appliances, with room for a large dining table and direct access to the rear garden through patio doors.

Upstairs, the first floor comprises two generous double bedrooms and a well-proportioned single bedroom, all tastefully decorated. A modern family bathroom completes this level, featuring a contemporary suite and quality fittings. A loft conversion provides an impressive master bedroom with en-suite shower room, offering a private and tranquil retreat with elevated views to the rear.

Outside, the property boasts a large, well-maintained rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and summer gatherings. Presented in immaculate condition throughout, this superb family home offers versatile living space, modern finishes, and an excellent location within easy reach of local schools, shops, transport links, and the M25/A10 road network.

£585,000



- **FOUR BEDROOM TERRACED HOUSE**
- **EXTENDED TO REAR AND LOFT**
- **IMMACULATE CONDITION**
- **IDEAL FAMILY HOME**
- **CLOSE TO TURKEY STREET STATION**

### Location

Tucked away within a peaceful cul-de-sac setting, Bullsmoor Close enjoys a convenient and family-friendly location on the northern edge of Waltham Cross, close to the Enfield border. The close forms part of a quiet residential enclave just off Bullsmoor Lane, offering a calm and safe environment with minimal through-traffic — ideal for young families or anyone seeking a more tranquil lifestyle while staying connected to London and Hertfordshire. Everyday amenities are close at hand, with a selection of local shops, convenience stores, and takeaways within walking distance, and Waltham Cross town centre just over a mile away offering a wider choice of supermarkets, retail outlets, and cafés. The nearby Cedars Park and Gunpowder Park provide attractive green open spaces for leisure and recreation.

### Travel Links

The property benefits from excellent transport links, with Turkey Street Overground Station approximately 10 minutes' walk away, providing direct services into London Liverpool Street. For motorists, the A10 and M25 (Junction 25) are just moments away, giving fast access to Central London, Hertfordshire, and beyond.

### Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Bullsmoor Close offers, you also have some of the areas most sought after and popular schools such as The Lea Valley Academy, Honilands Primary School, Greenfield Nursery School, Hurst Drive Primary School and many more all within a short walk or driveway.

- **FREEHOLD**
- **DRIVEWAY FOR 2 CARS**
- **LARGE OPEN PLAN KITCHEN / DINER**
- **EASY ACCESS TO A10 AND M25**
- **NEAR POPULR SCHOOLS**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

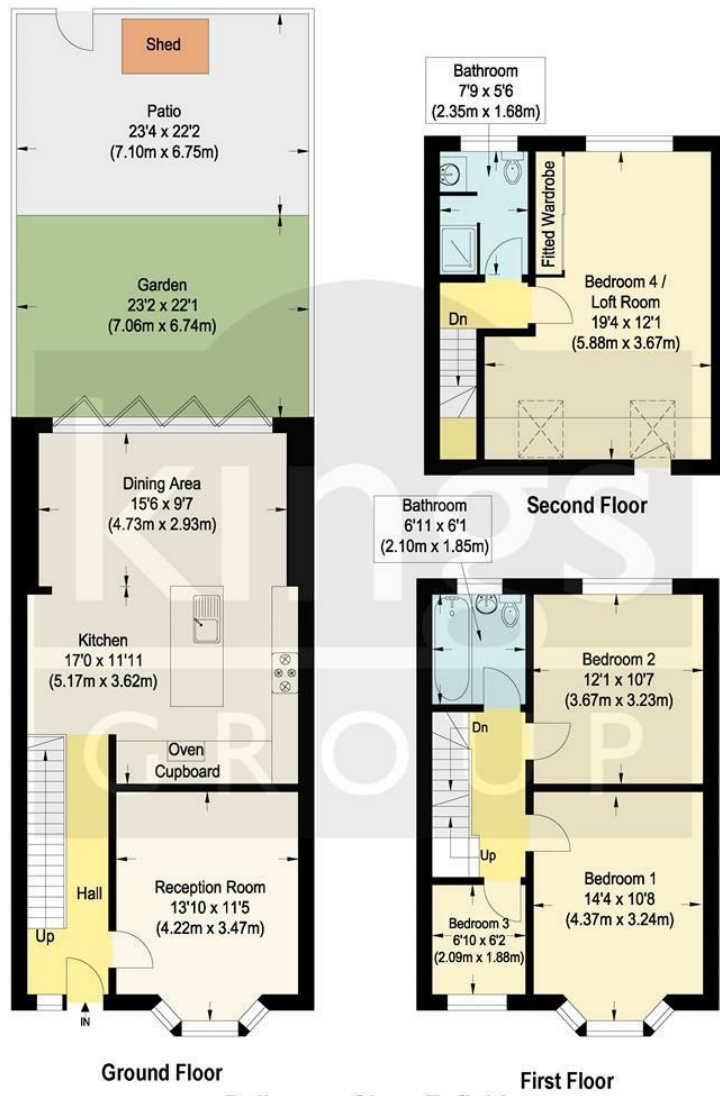
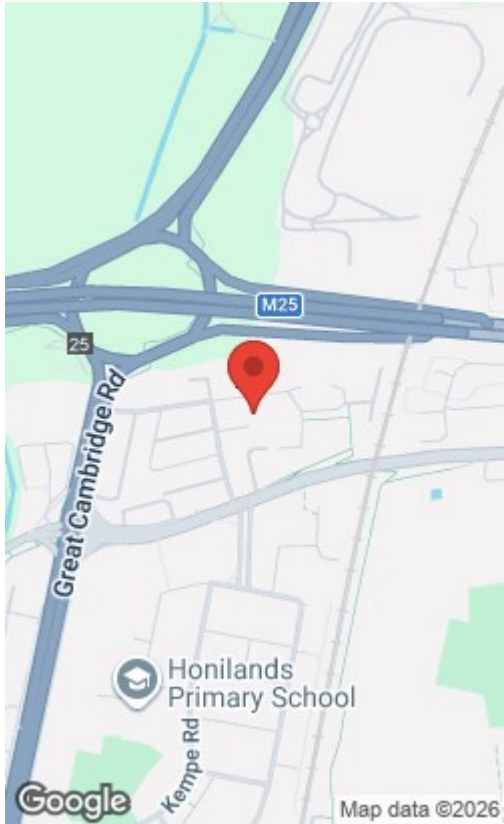








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] <b>A</b>	
[81-91] <b>B</b>		[81-91] <b>B</b>	
[69-80] <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>	
[21-38] <b>F</b>		[21-38] <b>F</b>	
[1-20] <b>G</b>		[1-20] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Bullsmore Close Enfield**  
 Approximate Gross Internal Floor Area :125.50 sq m / 1350.87 sq ft  
 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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