



York Road, EN8 7HW  
Waltham Cross

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# York Road, EN8 7HW

Kings Group are delighted to offer this SPACIOUS AND EXTENDED THREE BEDROOM TERRACED HOUSE, LOCATED JUST A STONES THROW FROM WALTHAM CROSS STATION.

As you approach York Road, a charming terraced house in Waltham Cross, you're welcomed by a quaint porch entrance that offers shelter and a touch of character to the façade. Stepping through the front door, you find yourself in a spacious open-plan lounge and dining area. This expansive space is designed for both relaxation and entertaining, allowing for a seamless flow between the living and dining zones.

Moving towards the rear of the house, the area opens up into a generously extended kitchen. This modern kitchen boasts ample counter space and storage, making it a culinary enthusiast's dream. Adjacent to the kitchen is a convenient utility room, providing additional space for laundry and household tasks, ensuring the main kitchen remains clutter-free. Nearby, a well-placed downstairs toilet adds to the home's practicality, offering convenience for both residents and guests.

Ascending the staircase to the first floor, you'll discover three spacious bedrooms. Each room is designed to maximize comfort, with large windows that flood the spaces with natural light. These versatile rooms can serve as restful bedrooms, home offices, or hobby spaces, depending on your needs.

The property also features a private rear garden, accessible through the kitchen. This outdoor space offers a serene retreat, perfect for enjoying morning coffee, gardening, or hosting summer gatherings.

£400,000



- **THREE BEDROOM TERRACED HOUSE**
- **EXTENDED**
- **IDEAL FOR FIRST TIME BUYERS**
- **LARGE OPEN PLAN LOUNGE/DINER**
- **LARGE KITCHEN**

### Location

York Road is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being a short walk away there is a wide range of shops to choose from in the town centre and in the Pavillion Shopping Centre 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 walking distance to local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

### Travel Links

York Road also offers fantastic commute links, with Waltham Cross Station being under a 5 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 York Road offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Holdbrook Primary School and Nursery, The Lea Valley

- **FREEHOLD**
- **WALKING DISTANCE TO WALTHAM CROSS STATION**
- **THREE SPACIOUS BEDROOMS**
- **PROCH ENTRANCE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Academy, Oasis Academy Enfield, Downfield Primary School and many more all just a short drive or walk away.





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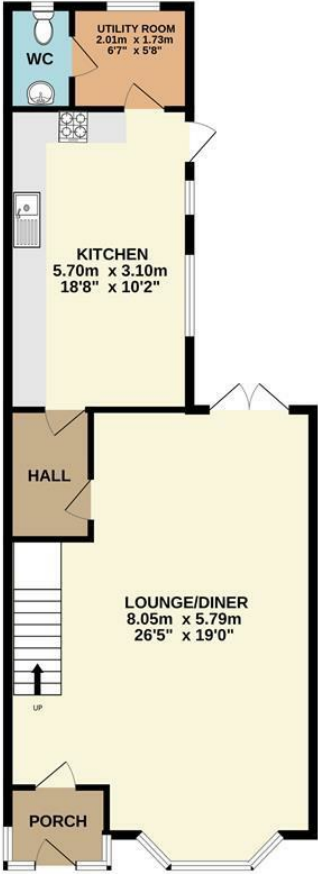
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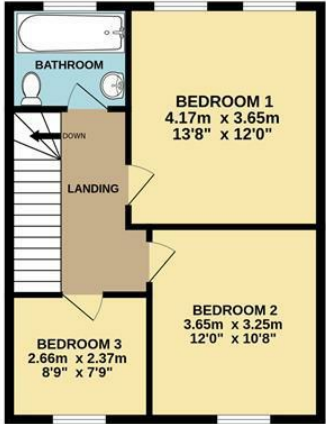
| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| 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>                                                |         |           |
| (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 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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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