

Royal Avenue, EN8 7RB
Waltham Cross

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Kings Group are delighted to present this EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE, located within walking distance of two train stations.

GUIDE PRICE £525,000 - £550,000

Upon approaching the property, you are greeted by a generous front driveway providing off-road parking for two cars, leading to a welcoming porch entrance. Stepping inside, the entrance hall provides access to the principal living accommodation. To the right is a well-proportioned front reception room, offering a comfortable and versatile space for relaxing or entertaining. Straight ahead is a convenient downstairs shower room.

Continuing through the property, you enter the impressive extended open-plan kitchen/diner. This fantastic space provides a modern and sociable heart to the home, with ample room for a dining area and an additional seating area, creating an ideal environment for both everyday family life and entertaining. The room is further enhanced by double doors opening directly onto the rear garden, allowing plenty of natural light into the space and providing a seamless connection between the indoors and outdoors.

Moving upstairs, the first floor offers four bedrooms. There are two spacious double bedrooms, complemented by two larger-than-average single bedrooms, providing excellent flexibility for a growing family, home office or guest accommodation. Completing the first floor is a family bathroom.

Externally, the property continues to impress with a private rear garden, offering a combination of outdoor space and practicality. The garden benefits from side access and also provides access to a garage situated to the rear, adding valuable storage and parking

Guide Price £525,000









- FOUR BEDROOM SEMI DETACHED HOUSE
- IDEAL FAMILY HOME
- EXTENDED
- LARGE OPEN KITCHEN / DINER
- WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION
- FREEHOLD
- DRIVEWAY AND GARAGE
- FIRST FLOOR BATHROOM AND GROUND FLOOR SHOWER ROOM
- NEAR SOUGHT AFTER SCHOOLS
- CLOSE TO LOCAL SHOPS AND AMENITIES

Location
Royal Avenue 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
Royal Avenue also offers fantastic commute links, with Waltham Cross 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 for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Royal Avenue offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

Additional Information
Council Tax Band - E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low
EPC - Awaiting Up to Date EPC Rating








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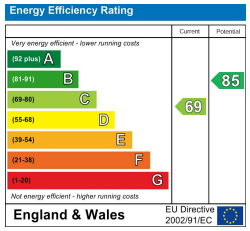

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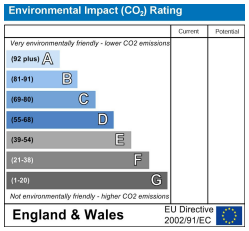


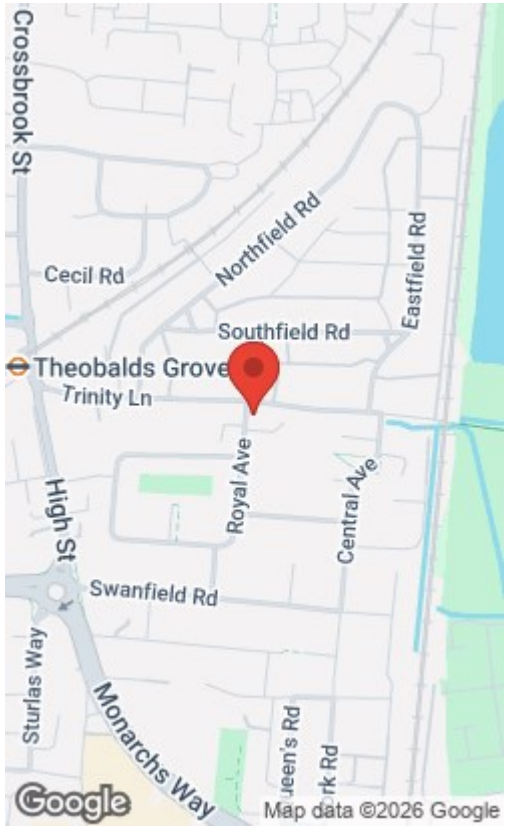














Total area: approx. 117.9 sq. metres (1269.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Royal Avenue

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