

Holmesdale, EN8 8QY
Waltham Cross

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Kings Group are delighted to present this BRIGHT THREE BEDROOM SEMI DETACHED HOUSE, an ideal family home situated in a very popular location.

GUIDE PRICE £475,000 - £500,000

Situated in a sought-after residential location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families, or those looking to put their own stamp on a property.

To the front, the property benefits from a generous front garden, offering excellent potential to be converted into off-road parking or a driveway, subject to the necessary planning permissions (STPP). A welcoming porch provides access into the home.

Upon entering, you are greeted by a bright and spacious open-plan lounge/dining room, creating an ideal space for both everyday family living and entertaining. The kitchen is positioned to the left-hand side of the property and offers a practical layout with direct access to the rear garden via a single door. The lounge/dining area also enjoys double doors opening onto the garden, allowing plenty of natural light to flow through the living space while providing seamless indoor-outdoor living.

The first floor comprises three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom, which could equally serve as a home office or nursery. Completing the accommodation is a family bathroom.

Externally, the property enjoys an enclosed rear garden, offering ample space for outdoor relaxation, children's play, or al fresco dining. A garage is situated to the rear, providing

Guide Price £475,000









- POTENTIAL FOR A DRIVEWAY STPP
- GARAGE
- IDEAL FAMILY HOME
- NEAR LOCAL SHOPS AND AMENITIES
- SPACIOUS BEDROOMS
- CLOSE TO WALTHAM CROSS AND TURKEY STREET STATION
- THREE BEDROOM SEMI DETACHED HOUSE
- FREEHOLD
- CLOSE TO POPULAR SCHOOLS
- OPEN PLAN LIVING SPACE

Location

Holmesdale enjoys a convenient and family-friendly location on the edge of Waltham Cross, close to the Enfield border. 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 Waltham Cross Train Station and Turkey Street Overground Station both being approximately 20 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 Holmesdale 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.

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - C









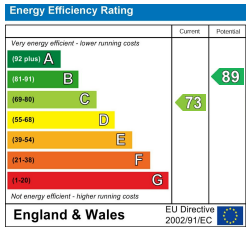

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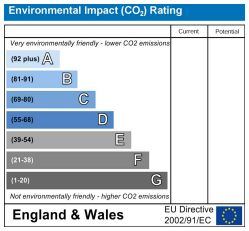


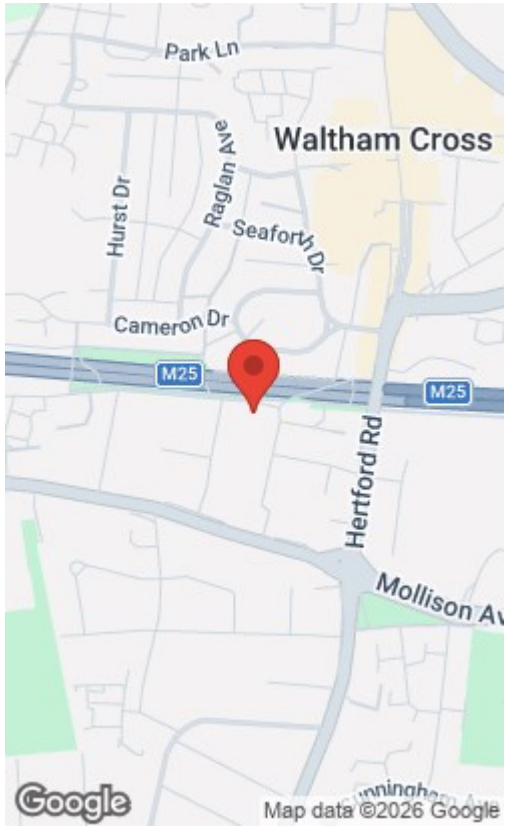


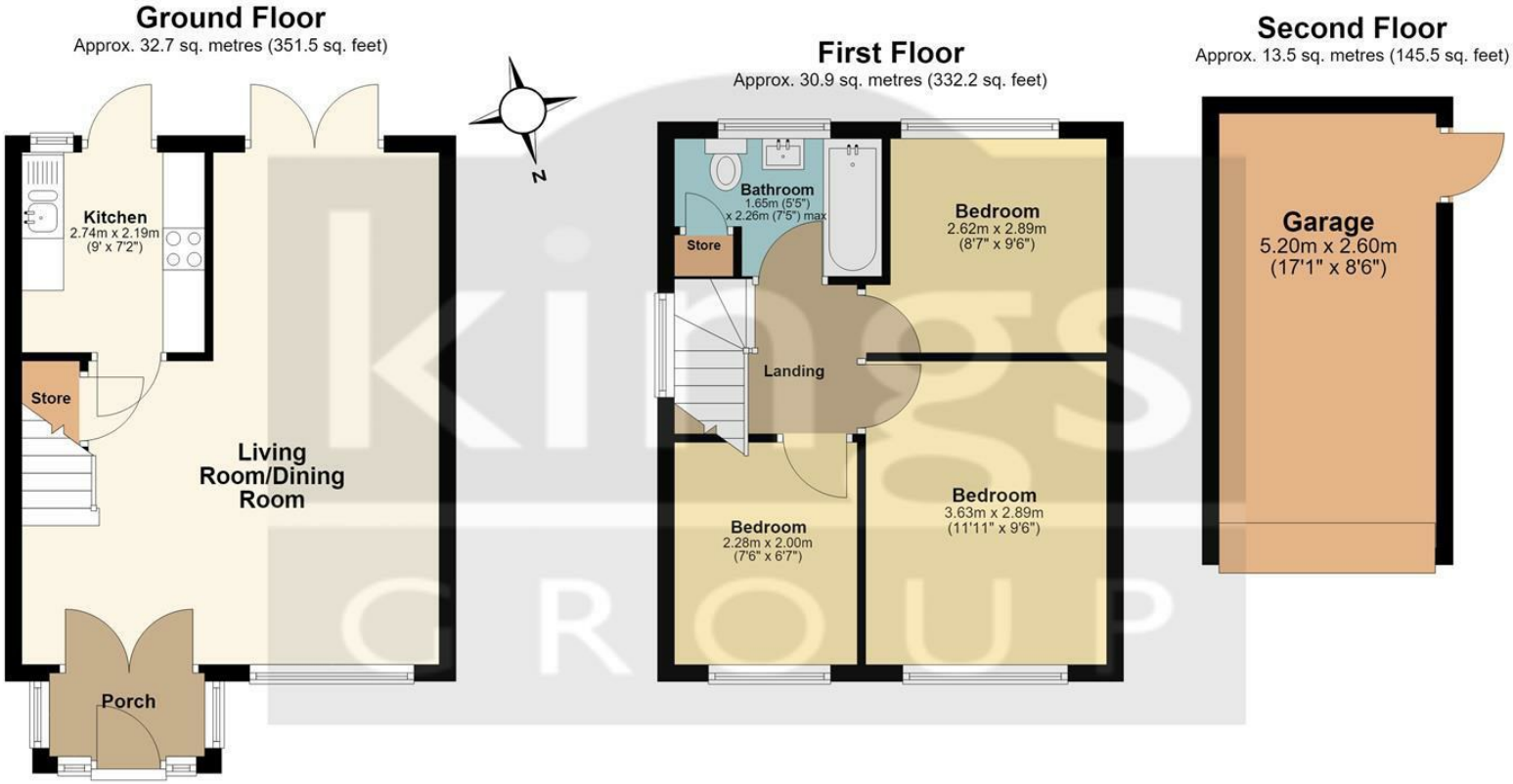












Total area: approx. 77.0 sq. metres (829.2 sq. feet)

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.

Holmesdale

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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