



Seaforth Drive, EN8 8BT  
Waltham Cross





NANNY'S GARDEN  
*love grows here*

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GROUP

# Seaforth Drive, EN8 8BT

Kings Group are delighted to present this EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE.

To the front of the property, a private driveway provides off-road parking for up to two vehicles. A welcoming porch entrance opens into the main hallway, setting the tone for the well-proportioned accommodation within. Positioned to the right of the hallway is a bright and inviting front lounge, enhanced by an attractive bay window that allows natural light to flood the space, creating a warm and comfortable setting for relaxation. To the left of the hallway is a convenient downstairs shower room, ideal for guests and busy family life.

Continuing along the hallway, the home opens up into an impressive open-plan kitchen and dining area — the true heart of the property. This spacious and sociable area is perfect for both everyday living and entertaining. To the left of the kitchen are two separate utility rooms, offering excellent additional storage and practical workspace. To the rear, a delightful conservatory provides further reception space and enjoys views over the garden. Both the utility rooms and the conservatory benefit from direct access to the rear garden, enhancing the flow between indoor and outdoor living.

The first floor offers four well-proportioned bedrooms, comprising three generous double bedrooms and a larger-than-average single bedroom, ideal as a child's room, nursery, or home office. The accommodation is further complemented by both a family bathroom and a separate family shower room, providing flexibility and convenience for a growing household.

Externally, the property boasts a beautifully landscaped, south-facing rear garden — perfect for enjoying sunshine throughout the day. To the rear of the garden is a detached garage, currently with vehicle access closed off but offering the potential to reinstate if desired. Access to the garage is via a secure, locked side gate, providing both practicality and peace of mind.

£525,000



- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **EXTENDED**
- **IDEAL FAMILY HOME**
- **SPACIOUS BEDROOMS**
- **SOUTH FACING REAR GARDEN**

- **FREEHOLD**
- **DRIVEWAY**
- **OPEN PLAN KITCHEN / DINER**
- **WALKING DISTANCE TO WALTHAM CROSS TRAIN STATION**
- **CLOSE TO POPULAR SCHOOLS**

### Location

Seaforth Drive is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarket, 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 Lea Valley, Lea Valley white water rafting centre, Capel manor gardens and many more local amenities.

### Travel Links

Seaforth Drive 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 Enfield Lock Station which is also just a 15 minute walk away which offers Links to the London Underground at Tottenham Hale (Victoria Line).

### Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition the above that Seaforth Drive, you also have some of the areas most sought after and popular schools such as Hurst Drive Primary School, Four Swannes Primary School, The Lea Valley Academy, Keys Meadow Primary School, Holy Trinity Church of England 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 Rating

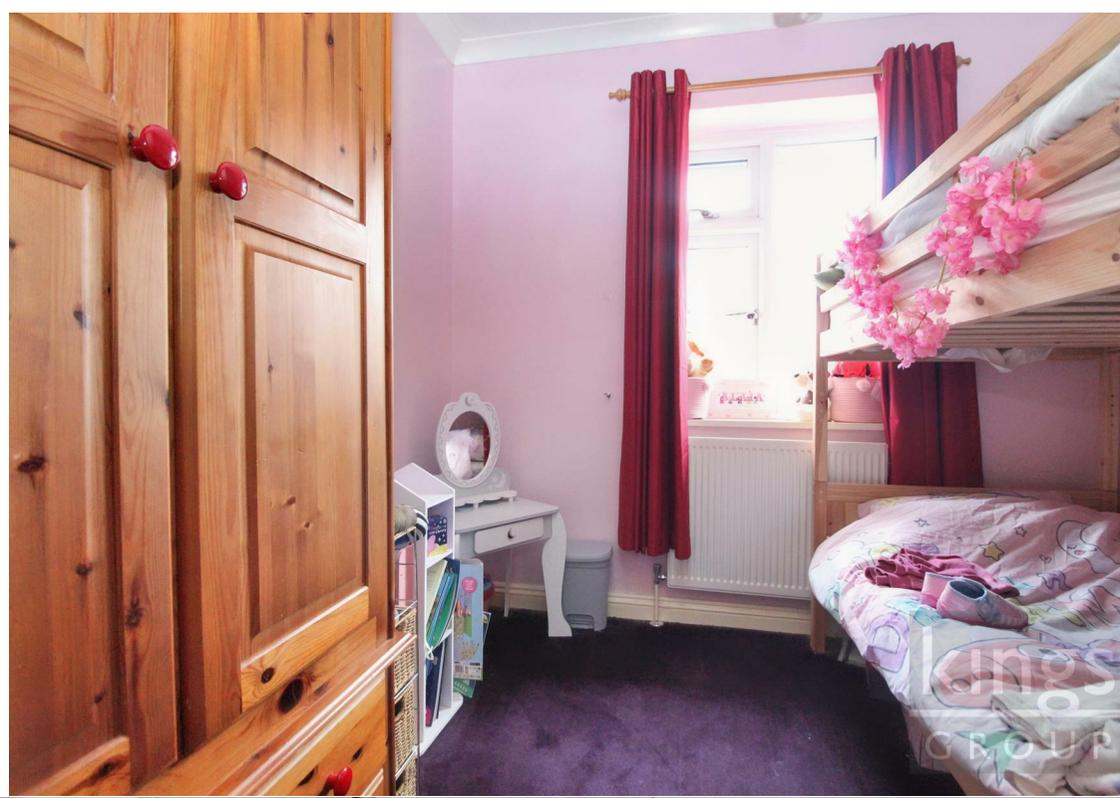
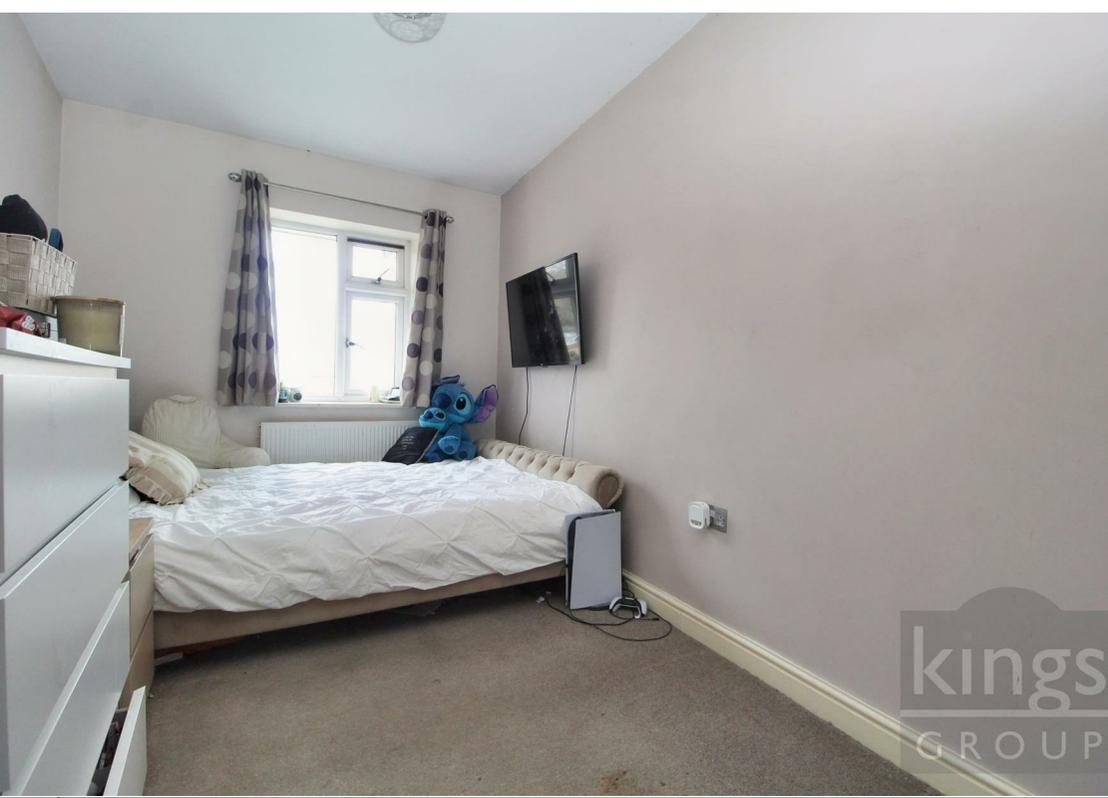




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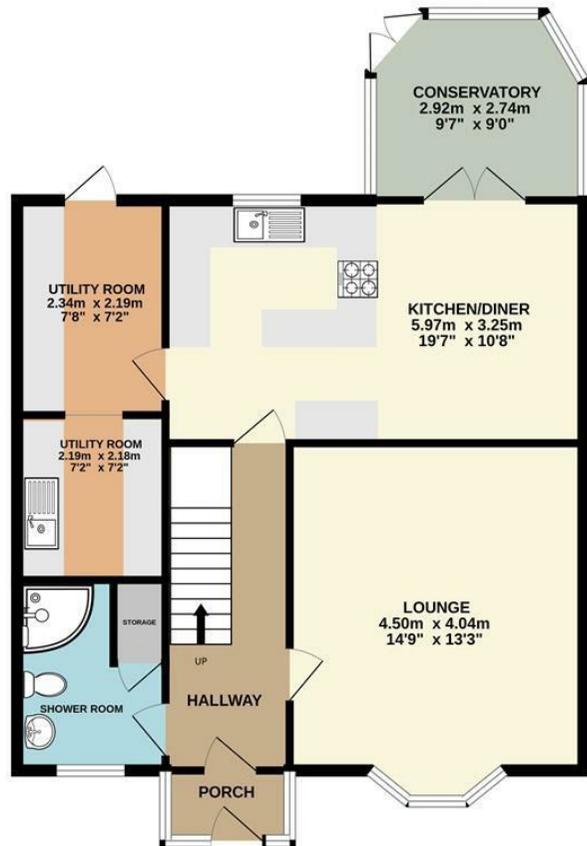
STOCK PHOTO

GROUND FLOOR

1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			



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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