



Eastfield Road, EN8 7ET  
Waltham Cross





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# Eastfield Road, EN8 7ET

This beautifully presented EXTENDED THREE BEDROOM SEMI DETACHED HOUSE is located within easy reach of Theobalds Grove Mainline station which offers fast links into London Liverpool Street with links to the underground (Victoria Line) at Seven Sisters. Local shops and amenities are also within easy reach. This ideal family home falls within the catchments of some of the most sought after schools in the area. The accommodation comprises three bedrooms, first floor bathroom, lounge dining room, fitted kitchen, there is also an approximate 40ft rear garden and the added benefits of a garage accessed via a shared driveway and off street parking for two/three vehicles at the front of the property. Call to arrange a viewing.

Kings Group are delighted to present this SPACIOUS CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE FOR SALE.

Approaching the property, you're greeted by a generous driveway at the front, capable of accommodating up to three vehicles, alongside access to the attached garage. The front garden area, if landscaped, adds a welcoming touch, and the entrance leads directly into the home.

Inside, the ground floor opens into a bright and airy hallway leading into the open-plan lounge, dining, and kitchen space. Large windows and patio doors to the rear garden allow plenty of natural light to flow through, giving the space a modern, sociable feel. The kitchen area is to the rear of the property, with a rear window looking into the garden and a access door into the garden.

Upstairs, the first floor comprises three bedrooms. Two are comfortable doubles, each with space for wardrobes and other furnishings, while the third is a well-proportioned single

£450,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **FREEHOLD**
- **GARDEN STUDIO ROOM / GARAGE**
- **IDEAL HOME FOR FAMILIES**

- **CLOSE TO POPULAR SCHOOLS**

### Location

Eastfield Road 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

Eastfield Road 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 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 families, local schools may be an important criteria in your search which in addition the above that Eastfield Road 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.

- **CHAIN FREE**
- **DRIVEWAY**
- **SIDE ACCESS TO REAR GARDEN**
- **WALKING DISTACNE TO WALTHAM CROSS AND THEOBALDS STATION**
- **EASY ACCESS TO A10 AND M25**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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





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Bubbles  
Steam &  
Scented

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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                                         |         |           |



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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