



Longfield Lane, EN7 6AG
Waltham Cross





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Kings Group are delighted to present this SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW, located in the sought after WEST CHESHUNT AREA !!

****GUIDE PRICE £475,000 - £500,000****

Welcome to this charming two-bedroom semi-detached bungalow, offering a thoughtfully designed layout and attractive outdoor spaces—perfect for comfortable, single-level living.

Approaching the property, you're greeted by a well-maintained front garden alongside a front driveway, providing convenient off-road parking. There is also side access leading to a detached garage situated at the rear, ideal for additional storage or secure parking.

Entering via the side entrance, the internal layout unfolds in a practical and inviting manner. To your left, you'll find the second bedroom—well-proportioned and versatile, making it ideal as a guest room, home office, or nursery. Straight ahead is the generously sized master bedroom, offering a spacious and peaceful retreat. To the right of the entrance sits the modern family shower room, neatly presented and easily accessible from all areas of the home.

Opposite, the property opens into a bright and spacious open-plan lounge and dining area. This welcoming space flows seamlessly into the kitchen, creating a sociable hub perfect for both everyday living and entertaining. The kitchen leads through to a delightful conservatory at the rear, allowing for additional living space filled with natural light and offering lovely views of the garden.

Outside, the rear garden is beautifully landscaped, featuring a well-kept lawn, established plant borders, and a patio seating area—ideal for outdoor dining and relaxation. There is also convenient side access, enhancing practicality. This delightful bungalow combines comfort, functionality, and attractive outdoor living—making it a wonderful place to call home.

Guide Price £475,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
 - DRIVEWAY AND GARAGE
 - BEAUTIFUL LANDSCAPED REAR GARDEN WITH SIDE ACCESS
 - OPEN PLAN LIVING SPACE
 - EASY ACCESS TO PUBLIC TRANSPORT LINKS
- FREEHOLD
 - INTERNALLY SPACIOUS
 - CONSERVATORY
 - CLOSE TO BROOKFIELD SHOPPING CENTRE
 - SOUGHT AFTER WEST CHESHUNT AREA

Location
Located in the sought after West Cheshunt area, a new owner benefits from being surrounded by everything a home and family need for day to fay life and future growth. Longfield Lane has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops. Park Lane is also a short drive away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links
Longfield Lane also offers fantastic commute links, with Cheshunt Station being under a 15 drive 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 Theobalds Grove Station which is also just a 15 minute drive 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 a family, local schools may be an important criteria in your search which in addition to the above that Longfield Lane offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Flamstead End School, Fairfields Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE 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 Rating - D





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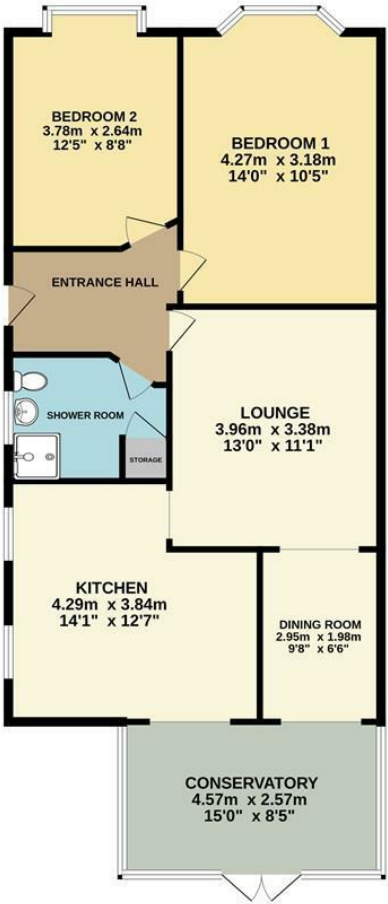
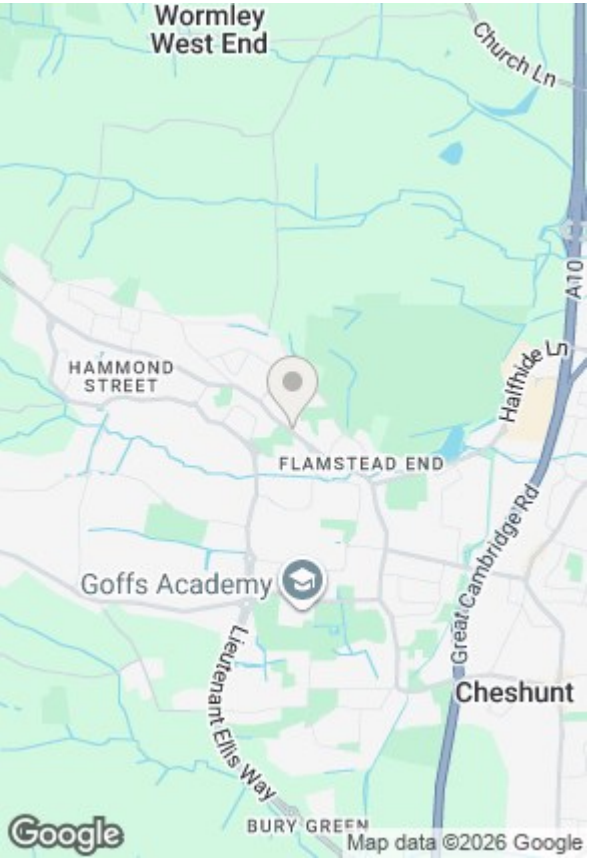
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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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