



Queens Drive, EN8 7PR  
Waltham Cross





# Queens Drive, EN8 7PR

Kings Group - Cheshunt are delighted to offer this LARGE AND SPACIOUS THREE BEDROOM TERRACED HOUSE LOCATED IN WALTHAM CROSS

This CHAIN FREE property is the ideal purchase for first time buyers or investors as it is in prime location and offers a large internal layout. The property is located in the popular Waltham cross area and is near to some of the areas most popular schools such as Holdbrook Primary School (0.3 miles), Four Swans Primary School (0.9 miles), St Josephs Primary School (1.3 miles), St Marys Secondary (1.8 miles) and many more. The property also benefits from having great transport links such as easy access to the A10 and M25 both being accessible in under 10 minutes, Waltham Cross Station and Waltham Cross Bus Depo both just 0.5 miles away all offering you great links to London and the surrounding areas. Queens Drive also benefits from having local shops and amenities very close by in the Pavilions Shopping Centre (0.6 miles) offering you a wide choice of shops and supermarkets. There is also an advantage of having local parks nearby with access to Lea Valley and Cedars Park in under 10 minutes offering you large open spaces for outdoor activities and walks.

The accommodation comprises of large open plan lounge / diner, kitchen, three bedrooms and family bathroom on the first floor, driveway to front and large double garage to the rear, UPVC double glazed windows throughout and gas central heating. We highly advise internal viewings as this property has so much to offer with space and location so to avoid disappointment please contact us on 01992 635 725 to arrange a viewing.

Offers Over £425,000



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- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **DRIVEWAY**
- **EXTENDED**
- **EASY ACCESS TO A10 AND M25**

- **FREEHOLD**
- **INTERNALLY SPACIOUS**
- **LARGE DOUBLE GARAGE**
- **CLOSE TO WALTHAM CROSS STATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

**Lounge / Diner 24'3 x 14 (7.39m x 4.27m)**

Double glazed window to front, laminate flooring, single radiator, power points, under stairs storage cupboard.

**Kitchen 14 x 10'2 (4.27m x 3.10m)**

Double glazed window to rear, single door to rear leading to garden, tiled floor, tiled splash backs, integrated cooker, integrated fan, space for fridge / freezer, range of wall and base units, power points.

**Downstairs WC and Utility Room 12'6 x 2'4 (3.81m x 0.71m)**

Double glazed window to rear, laminate flooring, plumbed for washing machine and dryer, low level WC, hand wash basin, power points.

**Bedroom One 12'3 x 10'7 (3.73m x 3.23m)**

Double glazed window to front, laminate flooring, single radiator, power points.

**Bedroom Two 11'8 x 8 (3.56m x 2.44m)**

Double glazed window to rear, carpeted, single radiator, power points.

**Bedroom Three 11'11 x 10'7 (3.63m x 3.23m)**

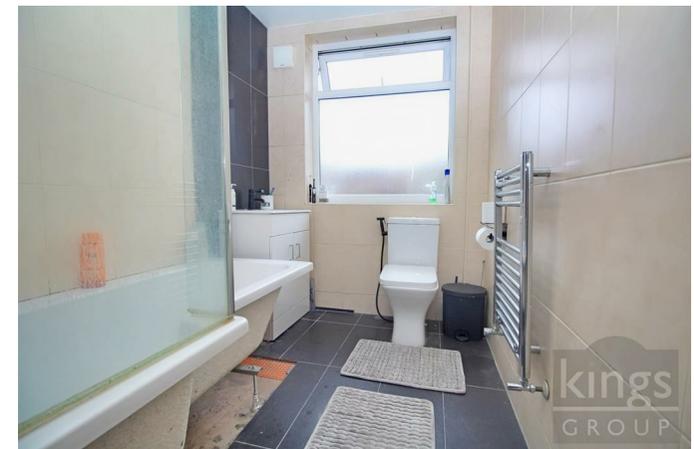
Double glazed window to rear, carpeted, single radiator, power points.

**Bathroom**

Double glazed opaque window to rear, tiled walls and floor, three piece suite comprising of bath, low level WC and hand wash basin, heated towel rail.

**Double Garage 27'3 x 13'4 (8.31m x 4.06m)**

Garage door to rear, double glazed windows to front, single door to front.





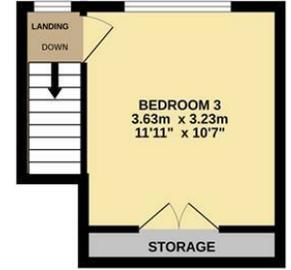
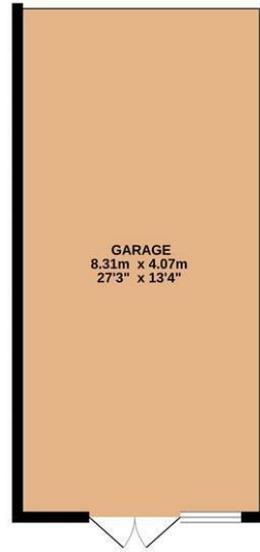
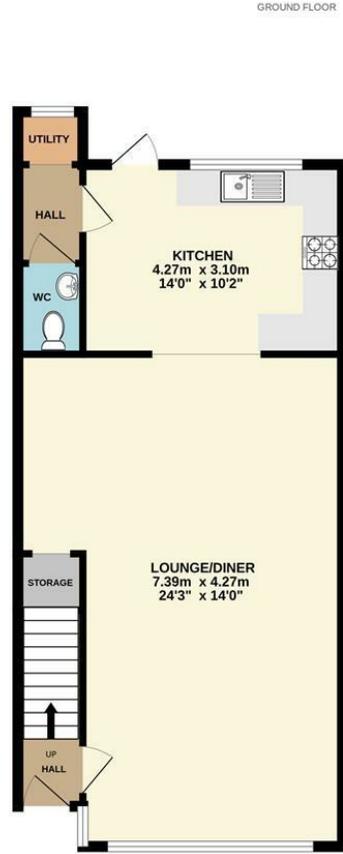
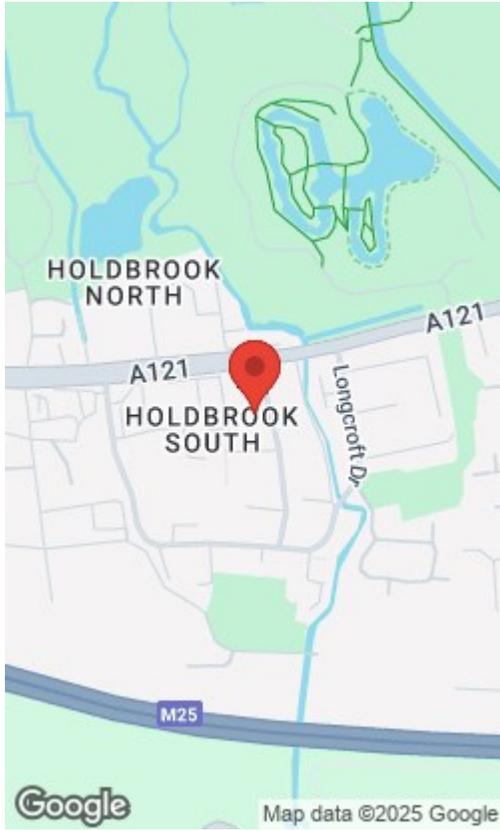
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <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	EU Directive 2002/91/EC	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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