

Hollybush Way, EN7 6ER
Waltham Cross

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Hollybush Way, EN7 6ER

Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM HOUSE FOR SALE !!

Welcome to this charming one-bedroom home, ideal for first-time buyers, downsizers, or investors, offering a well-balanced layout and desirable outdoor space.

Upon arrival, you are greeted by a porch entrance, providing a practical space for coats and shoes before stepping into the main living areas. The lounge is bright and inviting, offering a comfortable setting for relaxing or entertaining guests, with a pleasant outlook and ample space for furnishings.

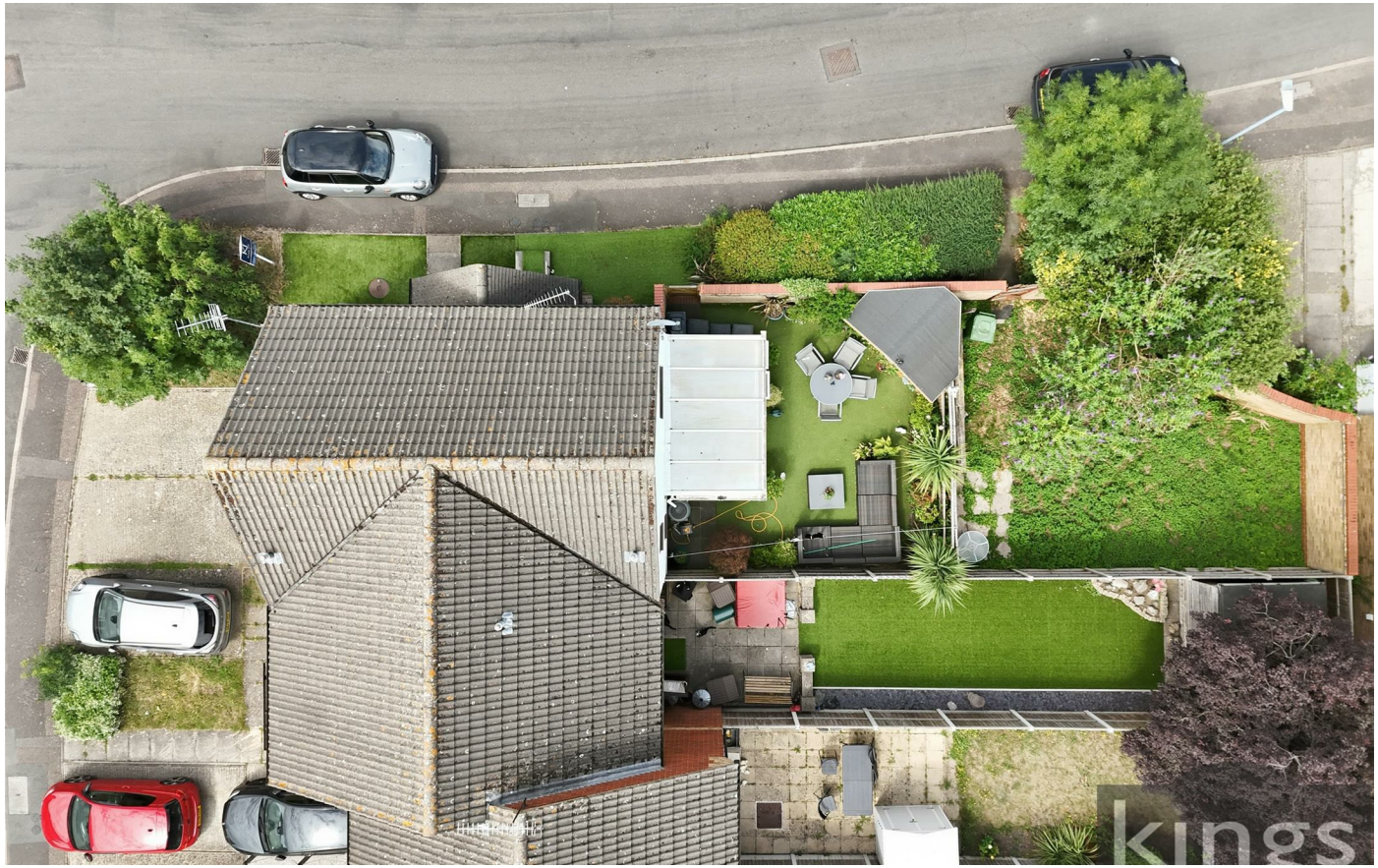
To the rear of the property, the kitchen is thoughtfully arranged with a range of units and work surfaces, providing everything needed for everyday cooking while maintaining a functional and efficient layout.

Stairs rise to the first floor, where you will find a generously sized double bedroom, offering a peaceful and restful retreat with space for wardrobes and additional storage. Also on this level is the family bathroom, fitted with a bath, wash basin, and WC, serving the home with convenience and comfort.

Externally, the property benefits from a private garden, perfect for outdoor dining, relaxing, or gardening, offering a lovely extension of the living space. Additionally, there is allocated parking, ensuring ease and practicality for residents.

This delightful home combines comfort, functionality, and outdoor appeal, making it a fantastic opportunity in a sought-after location.

£275,000









- ONE BEDROOM HOUSE
- PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- MODERN THROUGHOUT
- EASY ACCESS TO A10 AND M25
- CHAIN FREE
- IDEAL FOR FIRST TIME BUYERS
- ALLOCATED PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- WEST CHESHUNT

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 day life and future growth. Hollybush Way has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops. Hollybush Way 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

Hollybush Way 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 have easy access to Theobalds Grove Station which is also just a 15 minute drive away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). The proeprty also beneifts from having a bus stop just a stones throw away offering an additional commute link to both Cheshunt and Cuffley Station and to the surrounding area. In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

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








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ideal
Hotpoint









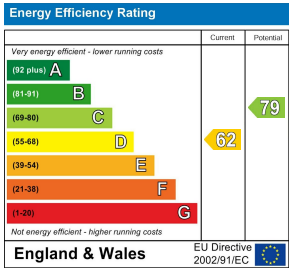

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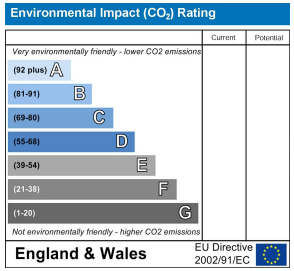

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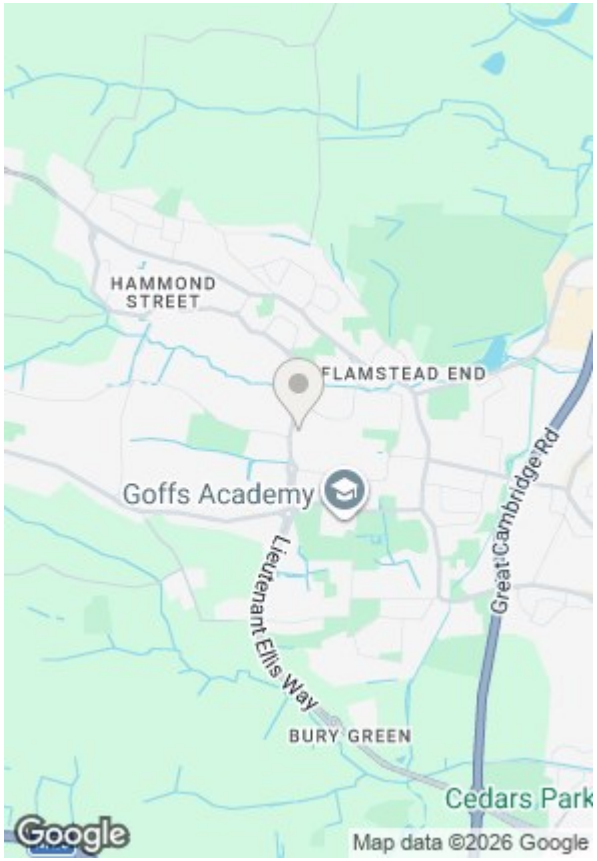




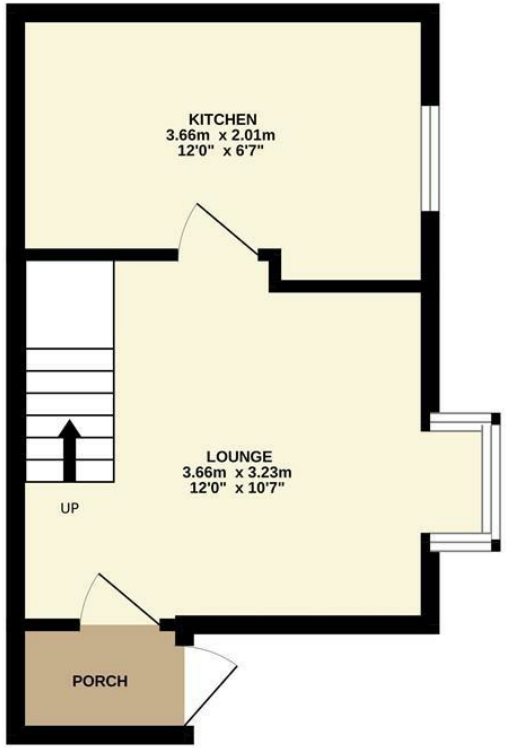




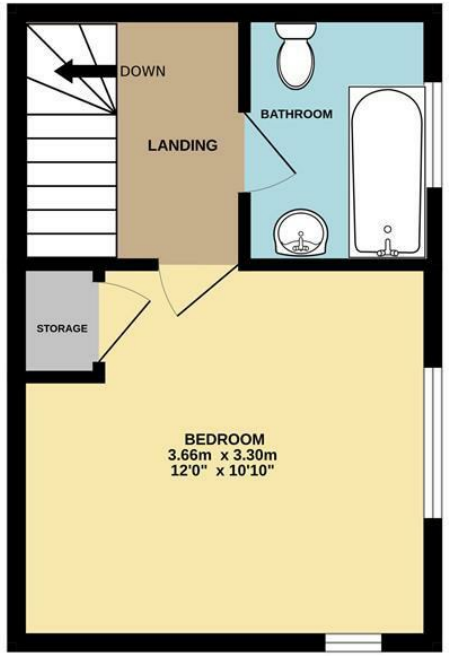




GROUND FLOOR



1ST FLOOR



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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9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net