

196 Eastfield Road, Waltham Cross, EN8 7ET
Guide price £750,000

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PINDROP PROPERTY



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Council Tax Band: E

Guide Price - £750,000 - £775,000

PinDrop Property is delighted to present this exceptional and rarely available family home in a sought-after neighbourhood. Offering bright and spacious living, this versatile four-bedroom house provides an ideal balance of space, comfort, and practicality. With three reception rooms, a modern kitchen, and a ground-floor WC, the layout is perfectly suited to families looking for both style and functionality. Upstairs, there are four well-proportioned bedrooms, including a master suite with a luxurious four-piece en-suite, along with an additional family shower room.

A standout feature of this property is the self-contained annex, which benefits from its own private entrance. It includes a lounge, fitted kitchen, shower room and a double bedroom, offering a fantastic solution for multi-generational living, guest accommodation or even rental potential. There is also internal access from the main house, providing flexibility depending on your needs.

Externally, the home boasts a mature, low-maintenance garden, ideal for outdoor entertaining or quiet relaxation. To the front, the spacious carriage driveway provides ample parking for multiple vehicles. The location is just as impressive, within walking distance of Waltham Cross and Theobalds Grove train stations, both offering direct links to London. The M25 and A10 are a short drive away, making commuting effortless. Local amenities, including Pavilions Shopping Centre, high street shops, and a variety of restaurants, are all nearby, while the scenic Lea Valley Nature Reserve offers the perfect setting for walks and cycling.

This is a rare opportunity to secure a beautifully presented home that caters to a variety of living arrangements. If you're looking for space, versatility and convenience, this property is not to be missed. Contact PinDrop Property today to arrange a viewing – available seven days a week.





- Self contained annex
- Over 2000 square feet
- Carriage driveway for multiple cars
- 4/5 bedrooms
- Master bedroom features a luxurious four-piece en-suite
- Quiet turning
- Low maintenance garden
- Walking distance to Waltham Cross & Theobalds Grove stations
- Easy access to M25 & A10
- Perfect for multi-generational living



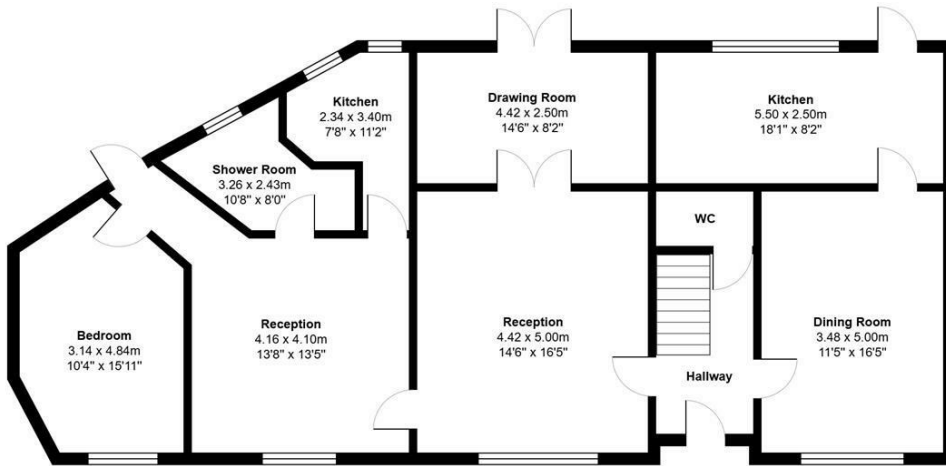
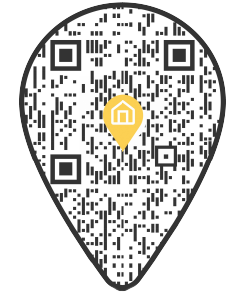


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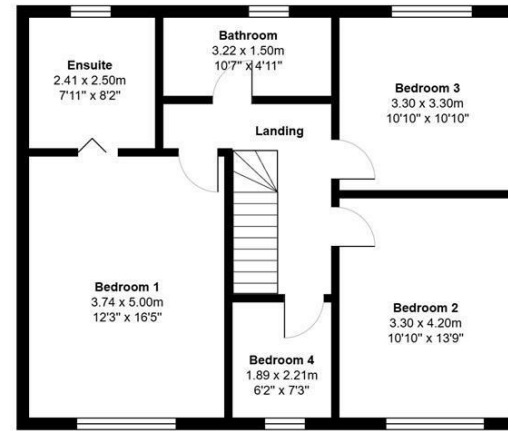
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Ground Floor
Area: 122.3 m² ... 1317 ft²



First Floor
Area: 70.9 m² ... 763 ft²



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Total Area: 193.2 m² ... 2080 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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