

196 Eastfield Road, Waltham Cross, EN8 7ET

Guide price £750,000



PINDROP PROPERTY



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**Council Tax Band: E**

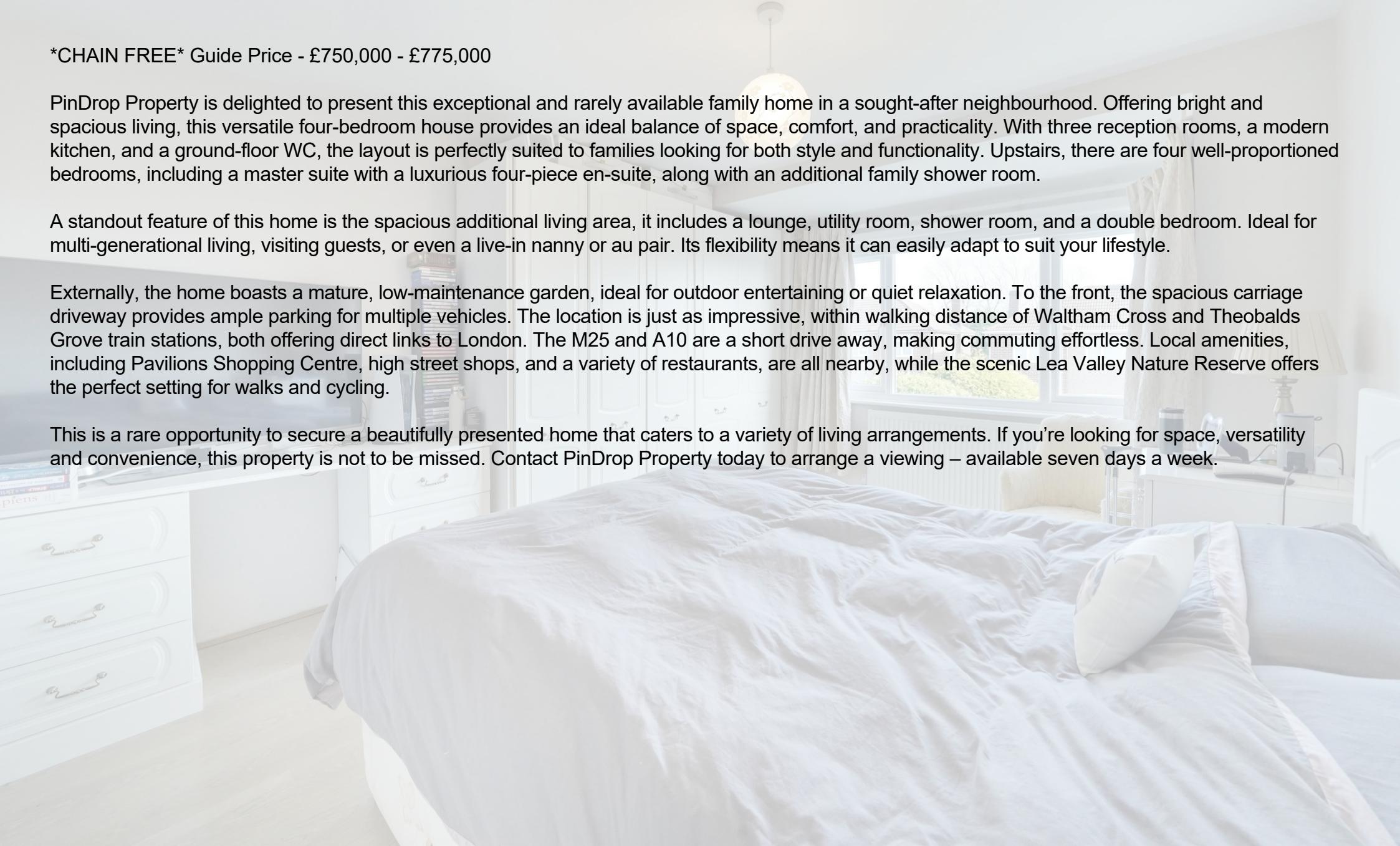
**\*CHAIN FREE\* Guide Price - £750,000 - £775,000**

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 home is the spacious additional living area, it includes a lounge, utility room, shower room, and a double bedroom. Ideal for multi-generational living, visiting guests, or even a live-in nanny or au pair. Its flexibility means it can easily adapt to suit your lifestyle.

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.

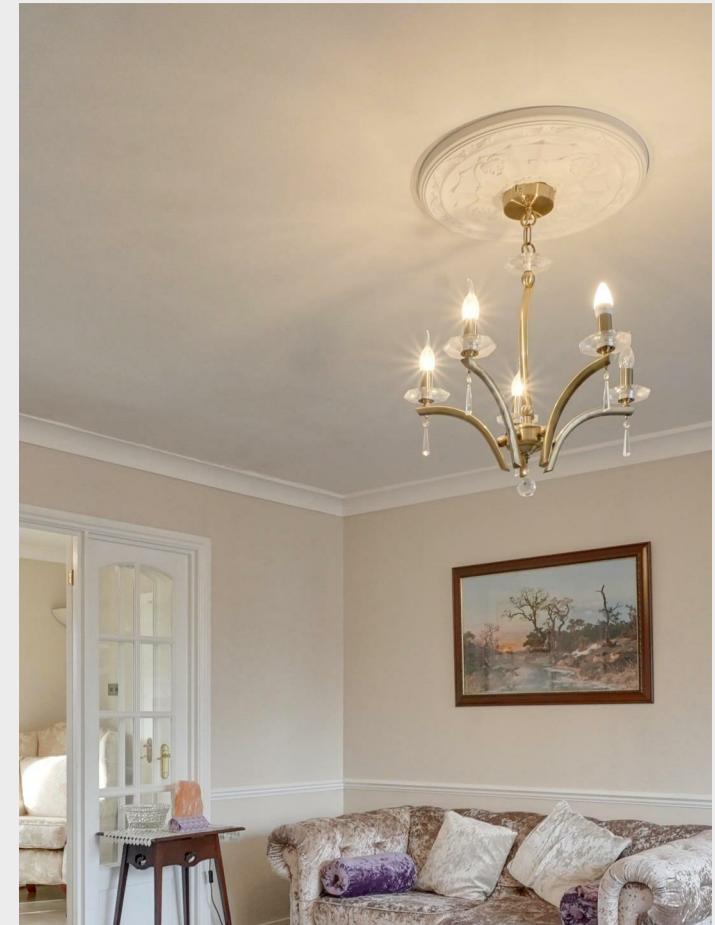
This is a rare opportunity to secure a beautifully presented home that caters to a variety of living arrangements. If you're looking for space, versatility and convenience, this property is not to be missed. Contact PinDrop Property today to arrange a viewing – available seven days a week.







- 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



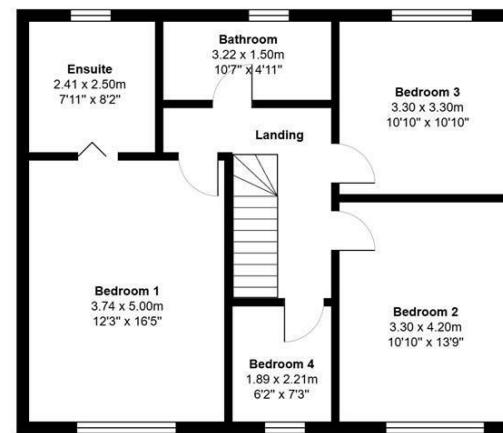
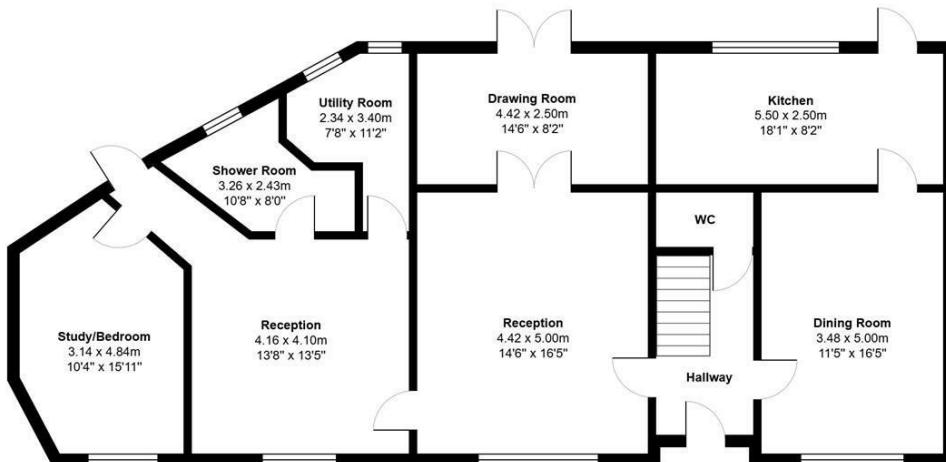


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Total Area: 193.2 m<sup>2</sup> ... 2080 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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