



Central Avenue, EN8 7JJ
Waltham Cross





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Kings Group are delighted to offer this THREE BEDROOM MID TERRACE HOUSE which is located within walking distance of both Theobalds Grove and Waltham Cross Station.

This family home is the ideal property for any first time buyer looking to get onto the property ladder with a home that offers the space and local amenities a home needs for day to day life and future growth. With the property being within walking distance to Waltham Cross and Theobalds Station as a new owner you will benefit from having fast links into London Liverpool Street with connections to the Victoria Line at either Seven Sisters or Tottenham Hale. The property is also conveniently located for access to the A10 / M25 both of which offer excellent road links to the surrounding areas. Local Shops and amenities are also easily accessible with Waltham Cross town centre being a short walk away there is a wide range of supermarkets, banks, restaurants and other high street shops to choose from.. This ideal family home falls within the catchment areas of some of the most sought after schools in the area including St Joseph's Catholic Primary and Holy Trinity Church of England School.

Internally the accommodation comprises of a porch entrance, hallway, living room, separate dining area and kitchen. On the first floor the property offers three bedrooms, two of them being double sized with the third being a single sized bedroom and the family bathroom. Externally the property has a low maintenance rear garden and a garage to the rear aspect for parking or storage. Internal viewing is recommended – please call to book an appointment on 01992 635 735.

£399,995



- THREE BEDROOM TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- BRIGHT AND SPACIOUS LOUNGE
- SPACIOUS BEDROOMS
- WALKING DTSTANCE TO WALTHAM CROSS AND THEOBALDS STATION
- FREEHOLD
- GARAGE TO REAR FOR PARKING
- SEPERATE DINING AREA
- LOW MAITENACNE REAR GARDEN
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES





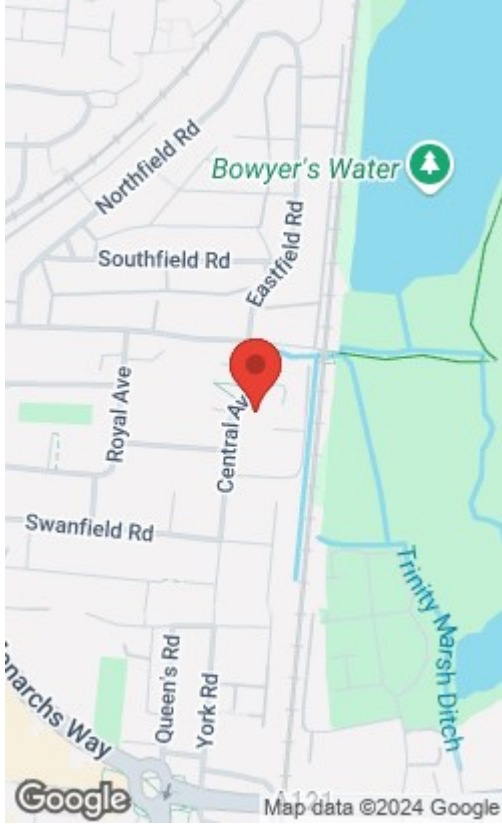
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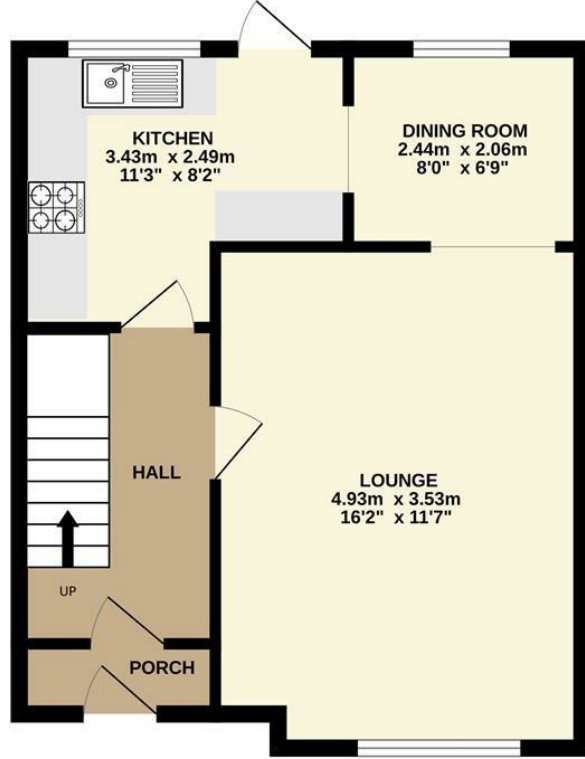
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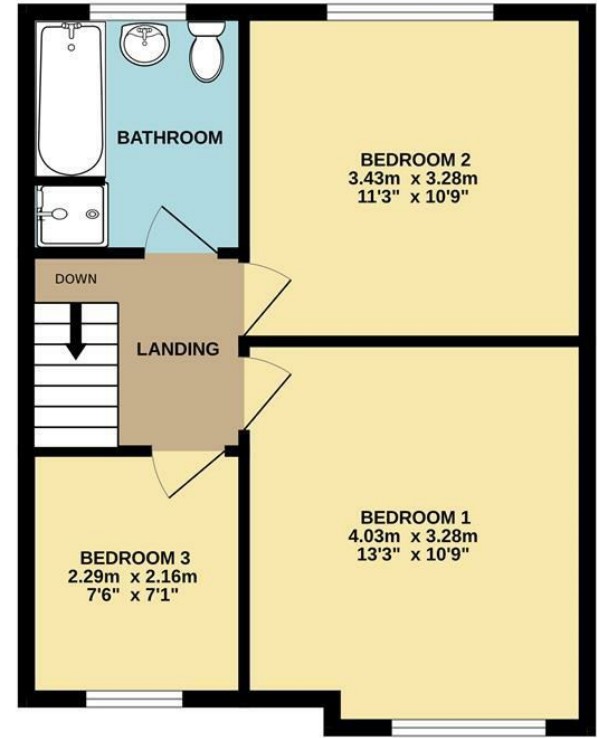
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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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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.

9 Lynton Parade, Turners Hill, Cheshunt, Hertfordshire, EN8 8LF

T: 01992 635735

E:

www.kings-group.net

