



Swanfield Road, EN8 7JR
Waltham Cross





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GROUP

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Kings Group - Cheshunt are pleased to offer this THREE BEDROOM SEMI DETACHED BUNGALOW which is located in the POPULAR WALTHAM CROSS AREA

The property has the benefit of being near two train stations and a bus depo all giving easy and fast access to London the closest being Theobalds Station being only just 0.4 miles away and Waltham Cross Station being just 0.8 miles and the Waltham Cross Bus Depo being 0.8 miles away. The location also benefits from having some highly sought after schools nearby such as St Joseph Primary School (0.3 miles), Holy Trinity Church of England Primary School (0.7 miles), Hurst Drive Primary School (1 mile), St Mary's Secondary School (1.5 miles) and Goffs Churchgate Academy (1.8 miles). The A10 / M25 are also easily accessible offering good road links to the surrounding areas. With the property being located in the popular part of Waltham Cross it has easy access to local shops and amenities such as Tesco Express, Off licences, Barbers all available on the high street just 0.2 miles away. The property also has the added benefit of The Waltham Cross Pavilion centre being 0.8 miles away giving you a larger choice of shops and amenities then the local high street. With Cedars Park being just 0.4 miles away and access to Lea Valley (0.3 miles) you have the choice of great outdoors space nearby.

The accommodation comprises of a lounge, kitchen/diner, three double sized bedrooms with bay windows in the master and second bedroom, shower room, low maintenance rear garden, detached garage and a large front driveway.

Offers In Excess Of £425,000



- THREE BEDROOM SEMI DETACHED BUNGALOW
- FREEHOLD
- GARAGE
- SPACIOUS KITCHEN/DINER
- EASY ACCESS TO PUBLIC TRANSPORT LINKS

- CHAIN FREE
- DRIVEWAY FOR UP TO 3 CARS
- THREE DOUBLE SIZED BEDROOMS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO WALTHAM CROSS AND THEOBALDS STATION







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



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

