



Holmesdale, EN8 8QY  
Waltham Cross







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# Holmesdale, EN8 8QY

Kings Group are delighted to offer this IMPRESSIVE CHAIN FREE 4/5 BEDROOM SEMI DEATCHED HOUSE, WHICH HAS BEEN SUBSTANTIALLY EXTENDED.

As you step through the front gate, you're welcomed by a spacious gated driveway, offering parking for up to four cars, providing both security and convenience. The home's semi-detached design has been significantly enhanced with a double-storey side extension, a single-storey rear extension, and a loft conversion, creating an expansive and versatile living space.

Entering the home, you're immediately struck by the sense of luxury, with marble-tiled flooring throughout the ground floor, beautifully complemented by underfloor heating, ensuring warmth and comfort in every step. The hallway leads you into a spacious open-plan living area, where natural light floods through the large windows, sky light and sliding doors that open onto the garden.

The kitchen/dining area is a true highlight, with a modern and stylish design and ample space for both cooking and entertaining to the rear of the kitchen is the fully fitted BBQ area. The rear extension has created a seamless flow between the indoors and the garden, perfect for family gatherings and social occasions. The ground floor also offers a second reception room which has a multi purpose use and is currently being used as a games room, to the rear of the games room the current owners have built a personal home gym, equipped with its own suana.

Upstairs, the home features four generously sized bedrooms, including a spacious bedroom in the loft conversion, the property also offers a walk in wardrobe area adjacent to one of the bedrooms which can also be converted into a fifth bedroom, and a modern family

£750,000



- **FOUR / FIVE BEDROOM SEMI DETACHED HOUSE**
- **HEAVILY EXTENDED TO BOTH SIDE, REAR AND LOFT**
- **LARGE OPEN PLAN LIVING AREA**
- **GATED DRIVEWAY FOR UP TO 4 CARS**
- **MUTI-PURPOSE OUTHOUSE**
- **CHAIN FREE**
- **HOME GYM WITH SUANA INCLUDED**
- **SECOND RECEPTION ROOM / GAMES ROOM**
- **FULLY FITTED KITCHEN ALONG WITH A SEPERATE FITTED BBQ AREA**
- **WALK IN WARDROBE**

### Location

Holmesdale offers the advantage of being on a quite cul-de-sac whilst also being surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarket, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being walking distance to Lea Valley, Lea Valley white water rafting centre, Capel manor gardens and many more local amenities.

### Travel Links

Holmesdale also offers fantastic commute links, with Waltham Cross Station being under a 15 minute walk 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 can use Enfield Lock Station which is also just a 15 minute walk away which offers Links to the London Underground at Tottenham Hale (Victoria Line).

### Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition the above that Holmesdale offers, you also have some of the areas most sought after and popular schools such as The Lea Valley Academy, Greenfield Nursery School, Oasis Academy Enfield, Freezywater St George's CofE VA Primary School, Keys Meadow Primary School and many more all withing a short walk or drive away.







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