



Northfield Road, EN8 7RD
Waltham Cross





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Kings Group are delighted to offer this SPACIOUS, CHAIN FREE TWO BEDROOM SEMI DETACHED BUNGALOW.

As you approach this charming two-bedroom semi-detached bungalow, you are greeted by a well-maintained front driveway, offering ample parking space. A neat garden area with shrubs and plants adds to the welcoming feel of the property.

Stepping inside, you enter into a bright and spacious hallway, which provides access to all main living areas. To the rear of the property, you'll find a generous living room, featuring sliding doors to the rear that allows natural light to flood in. This space is perfect for relaxing, with plenty of room for seating and a cozy atmosphere. Adjacent to the living room is the kitchen which offers ample storage, and space for appliances. It benefits from direct access to the conservatory, a delightful addition that offers panoramic views of the garden, making it a perfect spot for dining or unwinding.

The bungalow boasts two well-proportioned bedrooms. The master bedroom is a spacious retreat, with plenty of room for wardrobes and storage. The second bedroom, slightly smaller and is ideal guest room, home office, or hobby space. The bathroom is stylish and modern, with a clean, neutral décor, a shower or bathtub, a toilet, and a washbasin.

Stepping outside, the secluded rear garden is a true highlight, offering a private oasis with mature plants, lawn space, and a patio area for outdoor seating. To the side of the property, you'll find a rear garage, accessible from both the garden and a separate driveway entrance, providing convenient additional storage or parking.

This bungalow offers a perfect blend of comfort, practicality, and privacy, making it an ideal home for those seeking single-level living in a peaceful setting.

£450,000



- **TWO BEDROOM SEMI DETACHED BUNGALOW**
- **DRIVEWAY AND GARAGE**
- **CONSERVATORY**
- **POTENTIAL TO EXTEND (STPP)**

- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Location

Northfield Road is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, 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 close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Tarvel Links

Northfield Road 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 Theobalds Grove Station which is also just a 10 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Northfield Road offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

- **CHAIN FREE**
- **INTERNALLY SPACIOUS**
- **SIDE ACCESS**
- **WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION**
- **EASY ACCESS TO A10 AND M25**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





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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		
(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		



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.

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