



Seaforth Drive, EN8 8BU  
Waltham Cross





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GROUP

# Seaforth Drive, EN8 8BU

Kings Group are delighted to offer this EXTENDED FOUR BEDROOM END OF TERRACED HOUSE, LOCATED WALKING DISTANCE TO TWO TRAIN STATIONS.

As you approach this extended four-bedroom end-of-terrace home, you're immediately welcomed by a spacious front driveway, large enough to accommodate up to four cars, offering both convenience and practicality.

Upon entering, you step into a bright and airy hallway, which provides access to the main living areas. To your left, you'll find a large through lounge, offering an expansive space ideal for both relaxation and entertaining. This room benefits from plenty of natural light from the bay window to front, creating a warm and inviting atmosphere. To the right of the hallway, there is a separate reception room, which can be used as a formal sitting area, home office, or playroom, adding flexibility to the layout. Further along the hallway, there is a convenient downstairs WC, perfect for guests. Moving towards the rear of the home, you enter the kitchen diner, a generously sized space designed for family meals and gatherings. The modern kitchen is well-equipped with ample counter space and storage, while the dining area comfortably accommodates a large table, making it the heart of the home.

Heading upstairs, you'll find four well-proportioned bedrooms, each offering ample space for beds and storage. The master bedroom is particularly spacious, with room for additional furnishings, while the remaining three bedrooms provide versatility for family members, guests, or home office setups. The family bathroom is well-appointed, featuring contemporary fittings and a comfortable layout.

Outside, the property benefits from a good-sized rear garden, offering a mix of patio and

£625,000



- **FOUR BEDROOM END OF TERRACED HOUSE**
- **EXTENDED**
- **INTERNALLY SPACIOUS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EASY ACCESS TO A10 AND M25**

### **Location**

Seaforth Drive is 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**

Seaforth Drive 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**

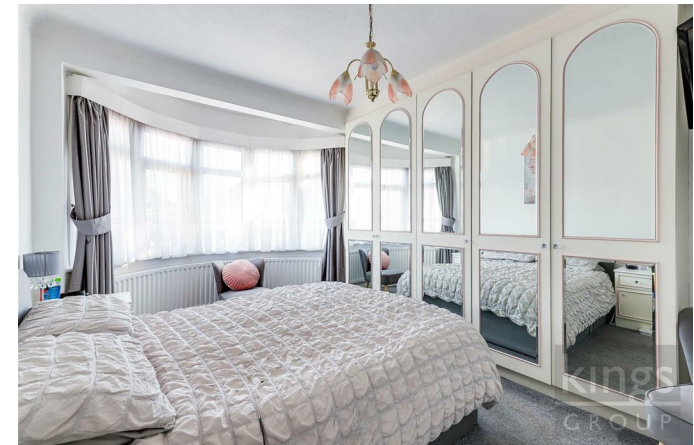
With the property being ideal for a family, local schools may be an important criteria in your search which in addition the above that Seaforth Drive, you also have some of the areas most sought after and popular schools such as Hurst Drive Primary School, Four Swannes Primary School, The Lea Valley Academy, Keys Meadow Primary School, Holy Trinity Church of England Primary School and many more all within a short walk or drive away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

- **FREEHOLD**
- **LARGE DRIVEWAY**
- **IDEAL FAMILY HOME**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION**

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

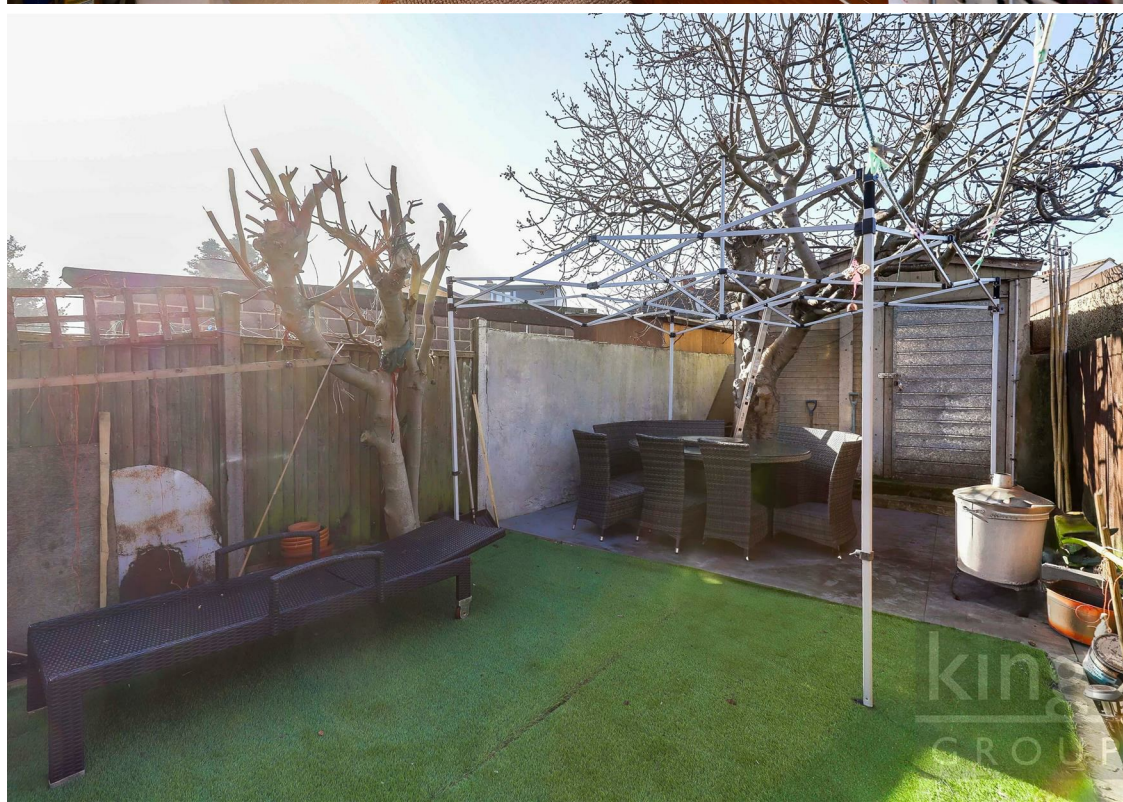




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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



Ground Floor

First Floor

Seaforth

Approximate Gross Internal Floor Area : 122.20 sq m / 1315.35 sq ft  
(Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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