



Thomas Rochford Way, EN8 0SQ
Waltham Cross





Borough of Broxbourne
HELENS GATE EN8

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Thomas Rochford Way, EN8 0SQ

Kings Group are delighted to present this IMMACULATE TWO BEDROOM SEMI DETACHED HOUSE, LOCATED IN ONE OF THE AREAS MOST SOUGHT AFTER DEVELOPMENTS !.

As you approach this stunning two-bedroom semi-detached home, you'll immediately notice its immaculate condition and welcoming curb appeal. A well-maintained driveway provides two parking spaces, leading up to the entrance. Upon stepping inside, you're greeted by a bright and airy open-plan lounge and kitchen—a contemporary space designed for both comfort and functionality. The spacious lounge area is perfect for relaxing or entertaining, with plenty of natural light flowing through large windows. The modern kitchen is beautifully finished, boasting sleek cabinetry, integrated appliances, and ample workspace for cooking and dining.

Moving upstairs, you'll find two generous double bedrooms, each offering a calm and cozy atmosphere, with plenty of space for wardrobes and additional furnishings. The pristine family bathroom features high-quality fixtures and fittings, completing the upper level. Outside, the property benefits from a well-kept side garden, perfect for outdoor dining, entertaining, or simply enjoying the fresh air.

This home is truly turn-key ready, combining modern style, practicality, and an excellent location—ideal for first-time buyers, small families, or those looking to downsize in comfort.

Offers In Excess Of £425,000



- **TWO BEDROOM SEMI DETACHED HOUSE**
- **IMMACULATE CONDITION**
- **IDEAL FOR FIRST TIME BUYERS**
- **CLOSE TO POPULAR SCHOOLS**
- **EASY ACCESS TO A10 AND M25**

Location

Located in one of the areas most popular residential areas, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Helens Gate has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops Herongate is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Helens Gate also offers fantastic commute links, with Cheshunt Station being under a 20 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 take Theobalds Grove Station which is also just a 25 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

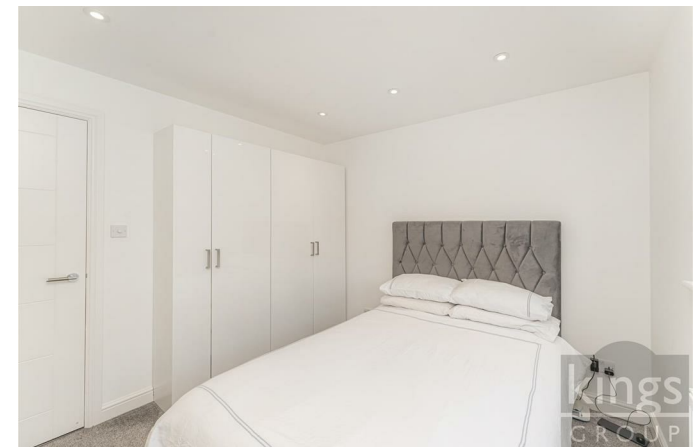
With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Helens Gate offers, you also have some of the areas most sought after and popular schools such as Churchfield Church of England Academy, Haileybury Turnford, Longlands Primary School and Nursery, Goffs Academy and many more all within a short walk or drive away.

- **FREEHOLD**
- **DRIVEWAY**
- **SOUGHT AFTER LOCATION**
- **NEAR BROOKFIELD SHOPPING CENTRE**
- **EASY ACCESS TO CHESHUNT STATION**

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

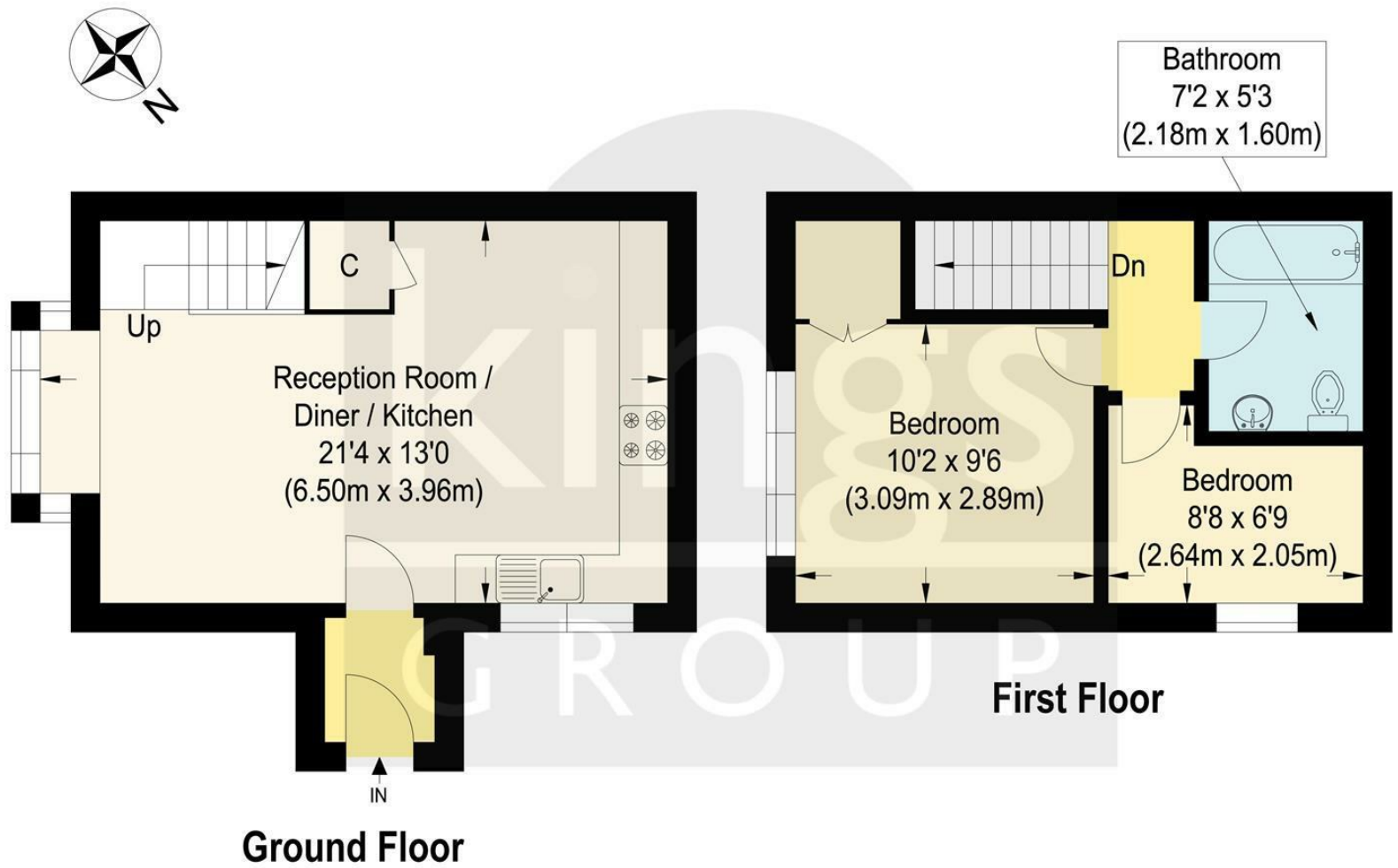
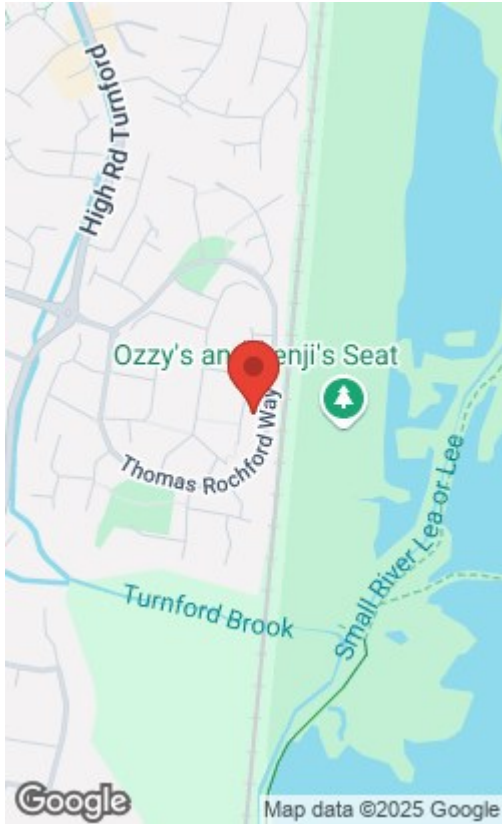






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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | 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 | | |
| (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 | | |



Helens Gates

Approximate Gross Internal Floor Area : 49.30 sq m / 530.66 sq ft
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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