



Kingsmead, EN8 0EQ
Waltham Cross





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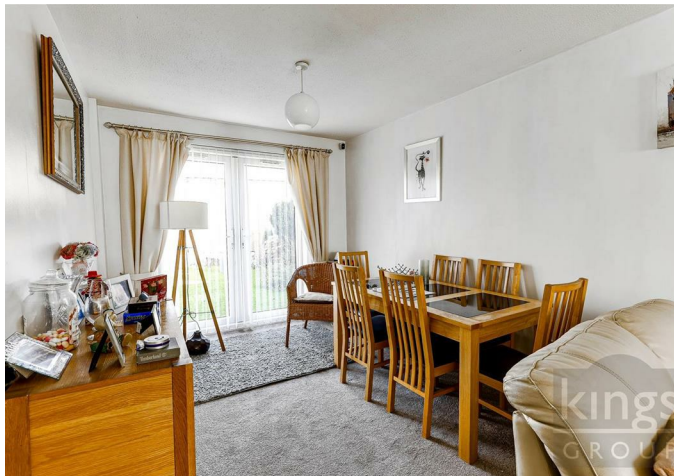
Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM LINK DETACHED HOUSE, LOCATED WALKING DISTANCE FROM CHESHUNT STATION.

Welcome to this beautifully presented three-bedroom link-detached home, ideally situated in a quiet, family-friendly cul-de-sac. As you approach the property, you're greeted by a spacious driveway providing ample off-road parking, leading to an attached garage – perfect for storage or secure parking. Step through the front door and into a bright and welcoming entrance hallway, where you'll find a handy downstairs WC—ideal for guests and everyday convenience. Straight ahead you're welcomed into a stunning open-plan lounge and dining area. This space is flooded with natural light thanks to large front window and rear double doors, creating a warm and inviting atmosphere. The lounge area offers plenty of room for comfy seating, while the dining space comfortably fits a family-sized table—perfect for both everyday meals and entertaining. At the rear of the home, you'll find a fitted kitchen with ample storage and worktop space, overlooking the garden with an single door to the side offering an addition access point to the garden—ideal for keeping an eye on the kids or enjoying the greenery while you cook.

Upstairs, the property offers three generously sized bedrooms. The master bedroom comfortably accommodates a king-size bed. The second bedroom is another spacious double, while the third bedroom makes an ideal child's room, guest room, or home office. The family bathroom is well-appointed, complete with a full-sized bath, WC, and wash basin. Outside, the private rear garden is perfect for family time or summer barbecues, with a mix of lawn and patio areas for seating and play.

Internal viewings are highly recommended to avoid missing out please get in touch to arrange an appointment.

£485,000



- **THREE BEDROOM LINK DETACHED HOUSE**
- **CHAIN FREE**
- **FRONT AND REAR GARDEN**
- **QUITE CUL-DE-SAC**
- **NEAR LOCAL SCHOOLS**

Location

Located in a quite cul-de-sac, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Kingsmead has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops Kingsmead is also a short drive 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

Kingsmead 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 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 Kingsmead 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.

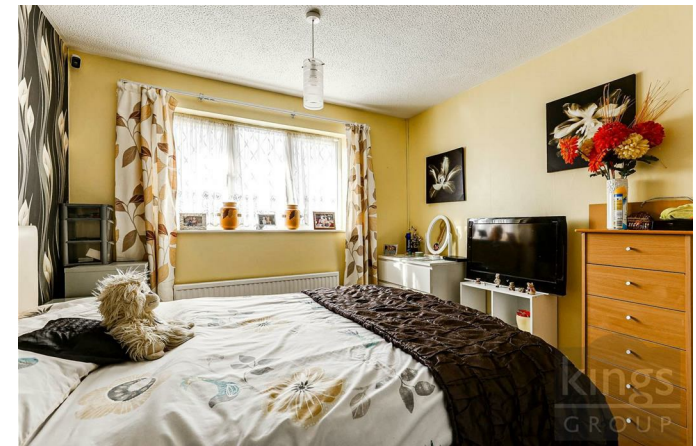
- **FREEHOLD**
- **DRIVEWAY AND GARAGE**
- **OPEN PLAN LOUNGE / DINER**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **WALKING DISTANCE TO CHESHUNT STATION**

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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

Awaiting Updated EPC Rating







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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
(82 plus) A			(92 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) 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		



Ground Floor

First Floor

Kingsmead

Approximate Gross Internal Floor Area : 77.60 sq m / 835.27 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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