



Wheatcroft, EN7 6JU
Waltham Cross





kings
GROUP

Wheatcroft, EN7 6JU

Kings Group are delighted to present this SPACIOUS FOUR BEDROOM END OF TERRACED BUNGALOW FOR SALE.

Welcome to this spacious four-bedroom end-of-terrace bungalow, perfect for family living. As you approach the property, you'll notice its charming corner position. Step inside through the front door and you're greeted by a bright entrance hall which leads you into the heart of the home. Down the hall and to the left is the generous open-plan lounge, diner, and kitchen area. Natural light pours in from the front-facing windows, creating a bright, welcoming atmosphere. The layout is ideal for entertaining, with the lounge flowing seamlessly into the dining space and on into a fitted kitchen, making it easy to stay connected whether you're cooking or relaxing.

The property also has three well-proportioned double bedrooms, each offering plenty of space for wardrobes and other furniture, along with a cozy single bedroom — perfect for a nursery, office, or guest room. The property features a family bathroom with a full-sized bath, as well as a separate WC, providing added convenience for busy mornings.

To the rear of the bungalow, step out into a private patio garden — a low-maintenance outdoor space ideal for summer barbecues, potted plants, or simply relaxing in the sun. There's also rear access, making it easy to bring in bikes, bins, or gardening tools.

This property offers a great balance of indoor and outdoor living, all laid out on a single level — ideal for families, downsizers, or those just looking for easy, accessible living.

£460,000



- **FOUR BEDROOM END OF TERRACED BUNGALOW**
- **INTERNALLY SPACIOUS**
- **THREE DOUBLE SIZED BEDROOMS AND ONE SINGLE SIZED BEDROOM**
- **REAR GARDEN WITH REAR ACCESS**
- **EASY ACCESS TO A10 AND M25**

Location

Wheatcroft 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 property for day to day life needs. With the property being in West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links

Wheatcroft also offers fantastic commute links, with Cheshunt Station being under a 35 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 35 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 35 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 Wheatcroft offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Flamstead End School, Fairfield's Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School. And many more all within a short walk or drive away.

- **FREEHOLD**
- **FAMILY BATHROOM AND SEPERATE WC**
- **LARGE OPEN PLAN LIVING AREA**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC - Awaiting up to date EPC Rating



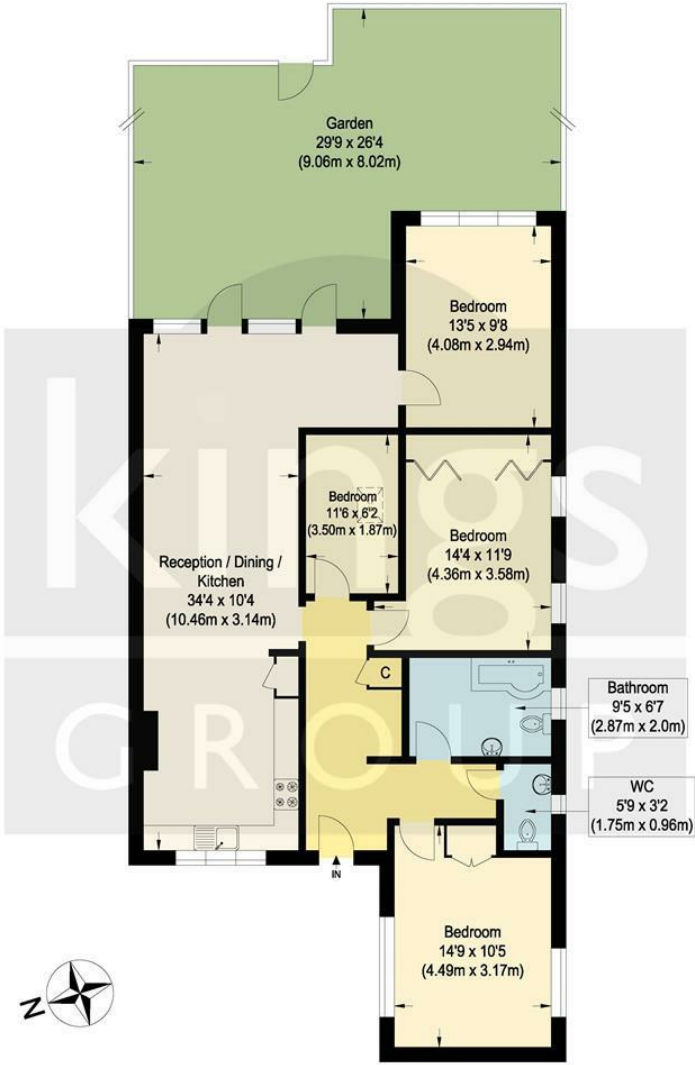
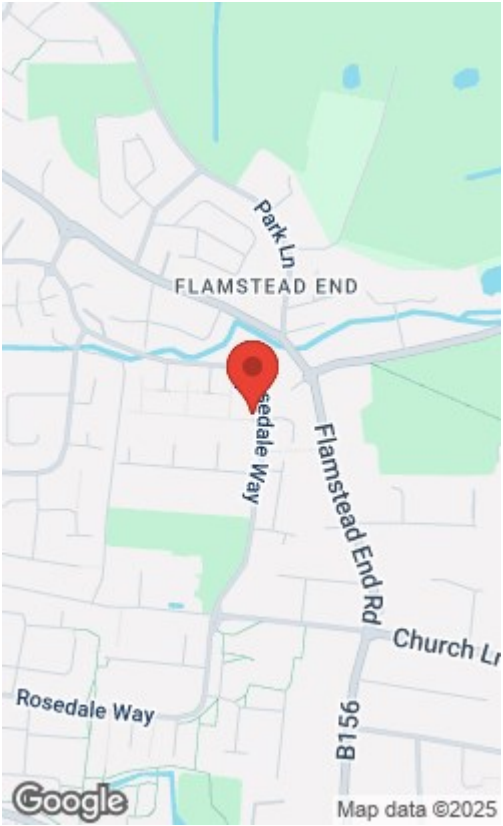


kings
GROUP





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		



Wheatcroft

Approximate Gross Internal Floor Area : 105.40 sq m / 1134.51 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.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF

T: 01992 635735

E:

www.kings-group.net

