



Swanfield Road, EN8
7JP
Waltham Cross





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Kings Group are delighted to offer this TWO BEDROOM FIRST FLOOR MAISONETTE, WITH ITS OWN PRIVATE REAR GARDEN AND DRIVEWAY.

As you approach the property, you're greeted by a neatly paved driveway at the front, offering convenient off-street parking. This leads you up to the private entrance of the maisonette.

Stepping inside, you're welcomed into a bright and airy entrance hallway, with space for coats and shoes and the stairs leading you to the main part of the property. As you arrive at the top of the landing to your right is the main bedroom is a comfortable double with built-in storage cupboards and views over the garden—peaceful and private. Moving through the hallway, The second bedroom is a versatile space, ideal as a guest room, nursery, or home office.

Further down the hallway is the main living room—a generously sized space with a large rear-facing window that floods the room with natural light and provides a view into the rear garden. It's perfect for relaxing or entertaining, with plenty of room for a sofa suite and dining area.

Adjacent to the lounge, you'll find a well-appointed kitchen, with ample worktop space. A window above the sink offers allows natural light to flood into the room, adding a sense of openness. The family bathroom is conveniently located off the hallway and features a full-size bath with shower over, WC, and wash basin.

Back outside, the garden is accessed via a side gate at the side of the property. This outdoor space is ideal for summer barbecues, children's play, or simply relaxing. It may be laid to lawn with a small patio area and bordered by fencing for privacy.

£295,000



- TWO BEDROOM FIRST FLOOR MAISONETTE
- IDEAL FOR FIRST TIME BUYERS
- DRIVEWAY TO FRONT
- LARGE MASTER BEDROOM

- CLOSE TO LOCAL SHOPS AND AMENITIES

Location

Swanfield Road is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Swanfield Road is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. 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

Swanfield Road also offers fantastic commute links, with Waltham Cross Station being under a 10 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 5 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 first time buyers, local schools may be an important criteria in your search which in addition to the above that Swanfield Road offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs - Churchgate Academy and many more all within a shot walk or drive away.

- LEASEHOLD
- PRIVATE REAR GARDEN
- INTERANLLY SPACIOUS
- WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION
- NEAR POPULAR SCHOOLS

Council Tax Band - C

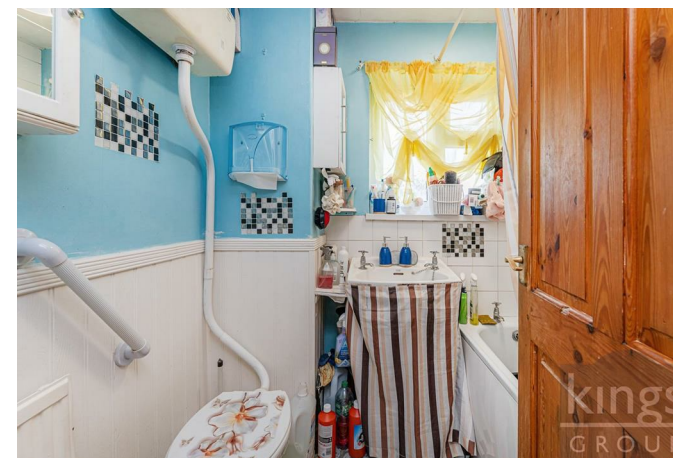
Construction Type - Standard (Brick, Tile)

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

Lease - Approx 89 Years Remaining

Service Charge - £540 per Annum (Approx)

Ground Rent - £100 Per Annum (Approx)





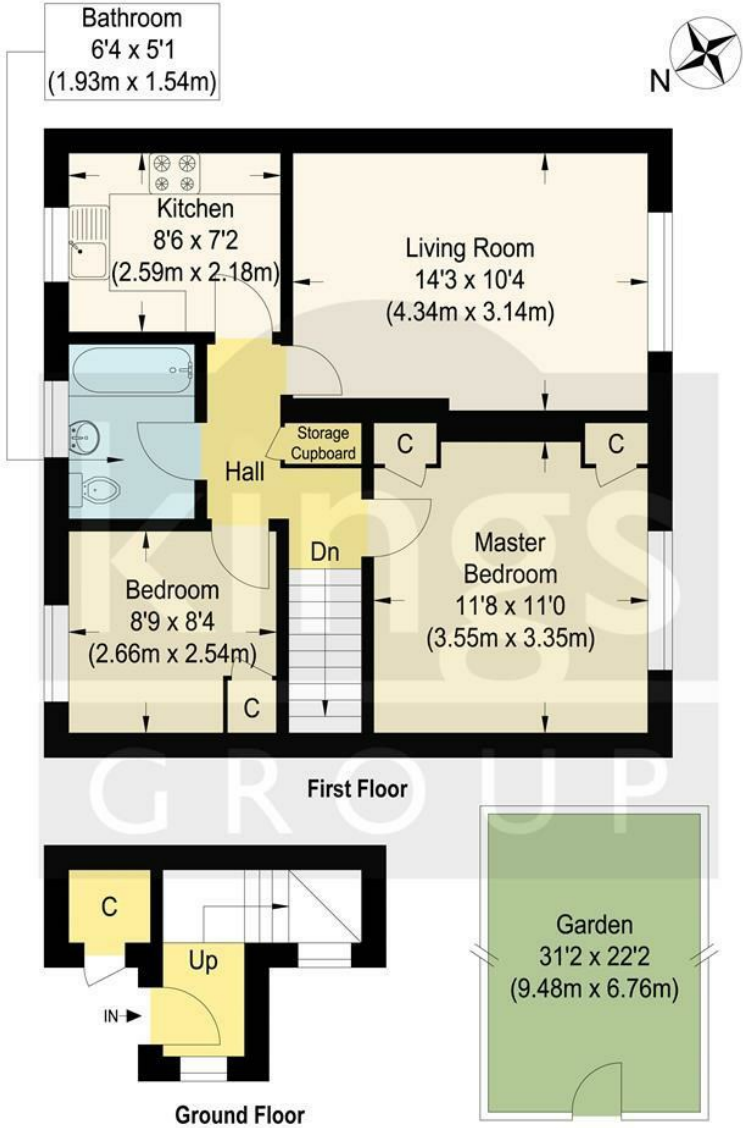
Kings
GROUP

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		
	49	66

England & Wales

EU Directive 2002/91/EC



Swanfield Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot warrant or guarantee their condition. 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.

