



Hampden Crescent, EN7 5AX  
Waltham Cross







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# Hampden Crescent, EN7 5AX

Kings Group are delighted to present this THREE BEDROOM TERRACED HOUSE, A FANTASTIC OPPORTUNITY TO TURN A HOME IN NEED OF MODERNISATION INTO A BEAUTIFUL FAMILY HOME.

Approaching the property, you're greeted by a modest front garden, which offers potential for landscaping. A pathway leads to the front door, where you enter into a hallway providing access to the main living areas. To the front of the house is a spacious lounge, featuring a large window that allows in plenty of natural light. Adjacent to this is a separate dining room, which overlooks the rear garden and offers a good space for family meals or entertaining.

Leading off the dining room is the kitchen, which sits between the main house and an garden room at the rear, which has electric and plumbing points. From the garden room, you step out into a generous rear garden, which is mostly laid to lawn and offers great potential for landscaping or outdoor entertaining. Conveniently, there is side access into the garden and outbuildings, ideal for bringing in bikes, bins, or garden tools without going through the house.

Heading upstairs, the first floor comprises three bedrooms: two doubles and a single. Bedrooms one and two both benefit from built-in storage cupboards, making good use of space. The wet room is located off the landing and currently features a shower, wash basin, and WC.

The property is in need of full modernisation throughout, presenting an excellent opportunity for buyers looking to create a home to their own specification. With its good proportions, front and rear gardens, and practical layout, the house has strong potential to be transformed into a comfortable and stylish family home.

£375,000



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **FRONT AND REAR GARDEN**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **EASY ACCESS TO A10 AND M25**

### Location

Hampden Crescent 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 proeprty 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

Hampden Crescent 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 30 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 30 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 Hampden Crescent offers, you also have some of the areas most sought after and popular schools such as St Mary's Church of England High School (VA), Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-School and many more all within a short walk or drive away.

- **FREEHOLD**
- **SPACIOUS LOUNGE**
- **GREAT POTENTIAL**
- **NEAR LOCAL SHOPS AND AMENITIES**
- **IDEAL FOR FIRST TIME BUYERS AND INVESTORS**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC - Awaiting up to date Rating







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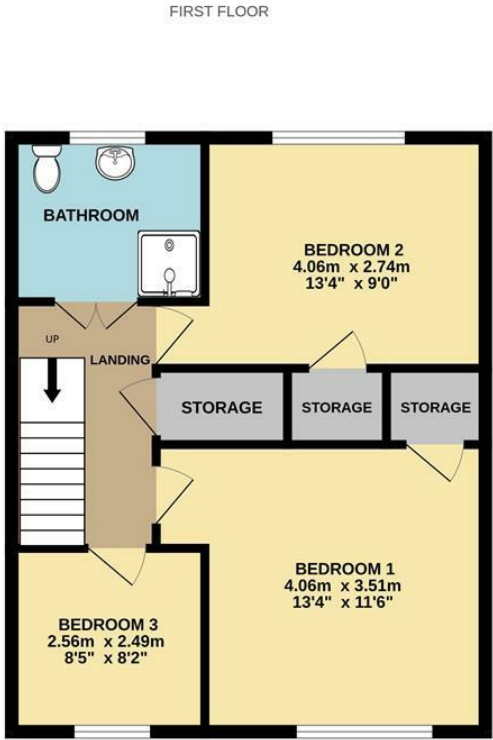








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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