



Westfield Close, EN8 7EY
Waltham Cross





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Kings Group are delighted to offer this CHAIN FREE, THREE BEDROOM TERRACED HOUSE, LOCATED IN A QUITE CUL-DE-SAC.

As you enter the property, you're greeted by a welcoming entrance hall, with the front lounge situated to your right. This spacious reception room enjoys plenty of natural light and makes for a perfect family living space. Moving through to the rear of the property, you'll find a generous dining room, ideal for entertaining or family meals. Just off to the side is a well-laid-out kitchen, providing a functional workspace with direct access to the rear extension. At the back of the property, the rear extension houses a practical utility room and a convenient downstairs WC, perfect for busy households.

Upstairs, the first floor comprises three bedrooms—two generous double bedrooms and a well-proportioned single bedroom, making this home ideal for families, professionals, or those needing a home office. The family bathroom is also located on this floor and is fitted with a bath, basin, and WC.

The rear garden offers a private outdoor space with rear access, leading to the carport and additional parking area. There's space for two vehicles, with the added benefit of an electric vehicle charging point already fitted, along with a level access both to the front and rear of the property—ideal for modern living.

With a thoughtfully extended layout, modern conveniences, and off-road parking for two cars (including an EV charger), this home offers both comfort and future-ready features in a convenient setting.

£419,995



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **SPACIOUS LOUNGE / DINER**
- **QUIET CUL-DE-SAC LOCATION**
- **WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION**
- **FREEHOLD**
- **PARKING TO REAR OF THE PROPERTY**
- **DOWNSTAIRS WC AND UTILITY ROOM**
- **CLOSE TO POPULAR SCHOOLS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Location

Westfield Close 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 close to the town centre not only does it have local shops near by, you will also benefit from being close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Westfield Close also offers fantastic commute links, with Waltham Cross Station being under a 15 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 15 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 families, local schools may be an important criteria in your search which in addition the above that Westfield Close offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

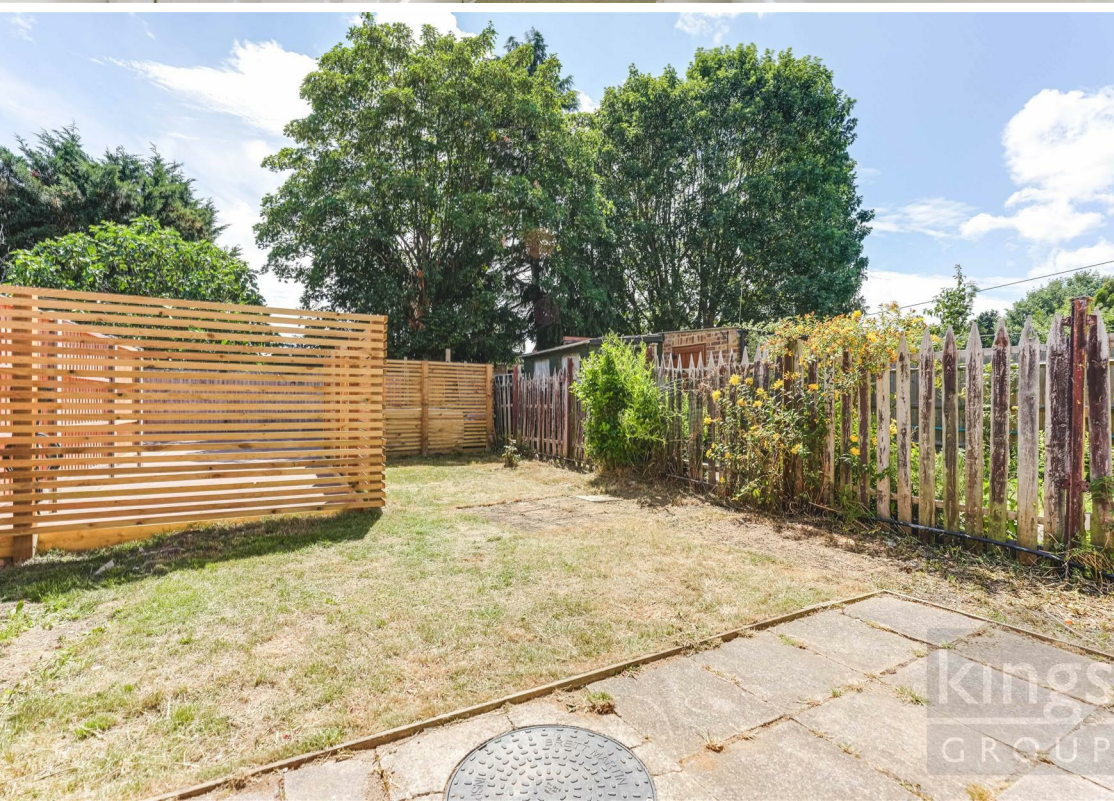
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





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Energy Efficiency Rating

Rating	Running Costs (p/kWh)	Current	Potential
A	<92		
B	92-101		
C	102-111		82
D	112-121	62	
E	122-131		
F	132-141		
G	>142		

Not energy efficient - lower running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	CO ₂ Emissions (g/kWh)	Current	Potential
A	<92	92	
B	93-101		
C	102-111		
D	112-121		
E	122-131		
F	132-141		
G	>142		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales



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.

