



Downfield Road, EN8 8SZ
Waltham Cross





kings
GROUP

Downfield Road, EN8 8SZ

Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM END OF TERRACED HOUSE.

Approaching the home, you are greeted by a generous front garden, which offers scope to create a private driveway, subject to the usual planning consents. The side access leads directly through to the rear garden, adding convenience and potential for future extension.

Stepping inside you are welcomed into the property entrance hall which leads you into the heart of the home, to your right as you enter the entrance hall is the bright and spacious through lounge, offering defined areas for both living and dining, with views to the front and rear. The adjacent kitchen is well-proportioned and enjoys direct access to the garden, making it ideal for family living. Upstairs, the first floor comprises two well-sized double bedrooms, a comfortable single bedroom, and a family bathroom complemented by a separate WC. This arrangement provides flexibility for both growing families and those seeking home office space.

Externally, the rear garden is a standout feature—private, versatile, and benefiting from the property's end position, with potential for extension to the side or rear (STPP).

Overall, this home presents an excellent opportunity to create a modern family residence, with scope for further improvement and enhancement, bursting with potential and perfectly suited for families or buyers looking to add their own touch.

£410,000



- **THREE BEDROOM END OF TERRACED HOUSE**
- **CHAIN FREE**
- **POTENTIAL TO EXTEND (STPP)**
- **SIDE ACCESS**
- **WALKING DISTANCE TO CHESHUNT AND THEOBALDS STATION**
- **FREEHOLD**
- **IDEAL FOR FIRST TIME BUYERS**
- **POTENTIAL FOR A DRIVEWAY (STPP)**
- **CLOSE TO POPULAR SCHOOLS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Location

Downfield 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, 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 walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Downfield Road also offers fantastic commute links, with Cheshunt 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Downfield Road offers, you also have some of the areas most sought after and popular schools such as Downfield Primary School, Arlesdene Nursery School and Pre-School and Goffs - Churchgate Academy, with many more within a mile radius offering a huge choice of schools to choose from.

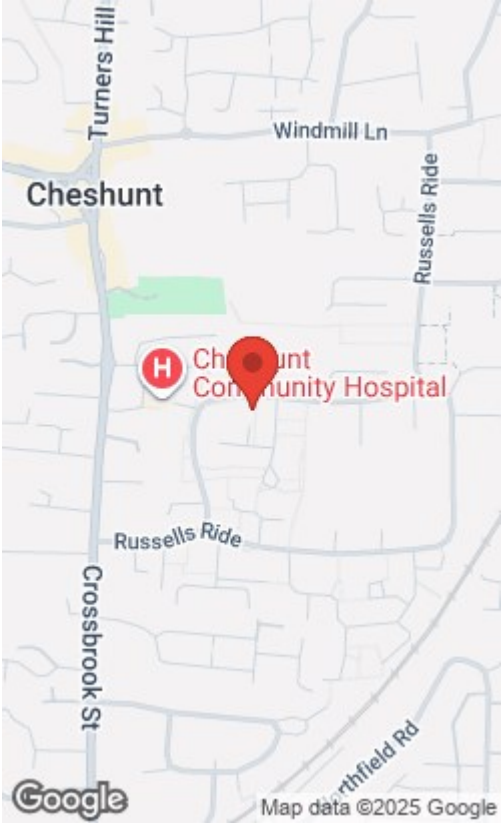
Council Tax Band - D

Construction Type - Standard (Brick, Tile)

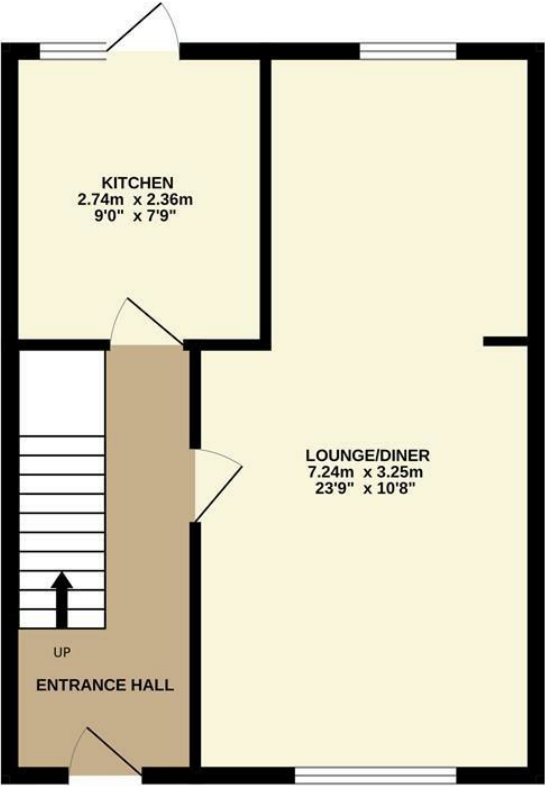
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low



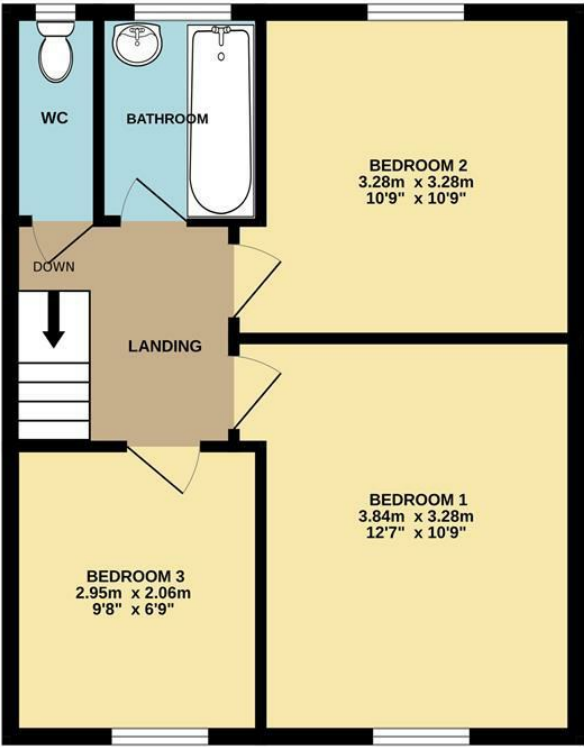
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(92 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) 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



1ST FLOOR



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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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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