



Rogers Close, EN7 6XW
Waltham Cross





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Kings Group are delighted to present this WELL PRESENTED TWO BEDROOM END OF TERRACED HOUSE, LOCATED IN A QUITE AND PEACEFUL CUL-DE-SAC.

Welcome to this attractive two-bedroom end-of-terrace home, ideally positioned within a well-maintained development. Upon entering the property, you are greeted by a welcoming entrance hall. To the left is a convenient downstairs WC, while to the right sits a modern, well-appointed kitchen offering ample worktop and storage space.

Moving through to the rear of the property, you'll find a bright and spacious open-plan living and dining area, perfect for relaxing or entertaining. This room benefits from direct views of the landscaped rear garden, as well as a useful under stairs storage cupboard. The garden itself has been thoughtfully designed to provide an inviting outdoor space, ideal for al fresco dining, children's play, or simply enjoying the sunshine.

The first floor hosts two generous double bedrooms, each featuring built-in storage to maximise space and functionality. A contemporary family bathroom completes the upper level.

Externally, the property further benefits from two allocated parking spaces, making this an excellent choice for couples, small families, or those seeking a well-presented home in a convenient location.

£400,000



- TWO BEDROOM END OF TERRACED HOUSE
- TWO DOUBLE SIZED BEDROOMS
- TWO ALLOCATED PARKING SPACES
- DOWNSTAIRS WC
- IDEAL FOR FIRST TIME BUYERS
- FREEHOLD
- MODERN FAMILY BATHROOM
- QUITE CUL-DE-SAC LOCATION
- CLOSE TO POPULAR SCHOOLS
- LANDSCAPED REAR GARDEN

Location

Rogers Close is tucked away in a quiet and well-maintained residential cul-de-sac. The property benefits from being in a family-friendly, largely residential area, blending modern housing with a sense of community. Perfect for those who want to enjoy a suburban lifestyle without sacrificing the benefits of good transport links into London. It's an ideal spot for families, commuters, or anyone looking for a relaxed yet well-serviced location.

Travel Links

The nearby Cheshunt railway station, on the West Anglia Main Line, provides regular services into London Liverpool Street, alternatively Cuffley Station is also close by offering alternative routes into London and the surrounding areas. There are also several well-served local bus routes, and good infrastructure for cycling and walking, thanks to the Lee Valley path network. Road access is very convenient: the A10 and M25 are both within easy reach, offering quick links for drivers.

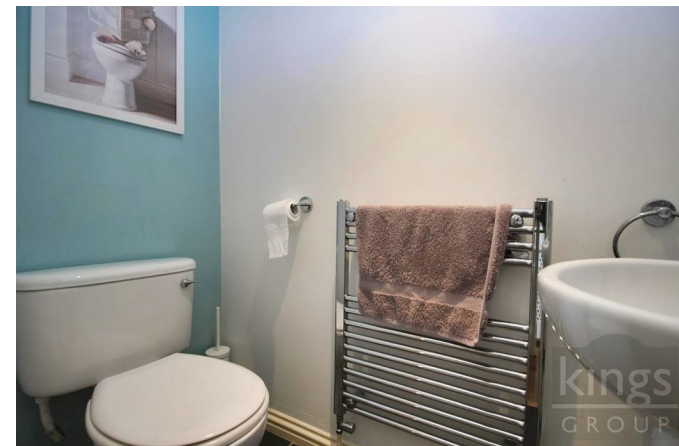
Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Rogers Close offers, you also have some of the areas most sought after and popular schools such as Goffs Oak Primary & Nursery School, Fairfields Primary School & Nursery, Flamstead End School, Woodside Primary School, Goffs Academy, Goffs-Churchgate Academy and many more all within a short walk/drive away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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





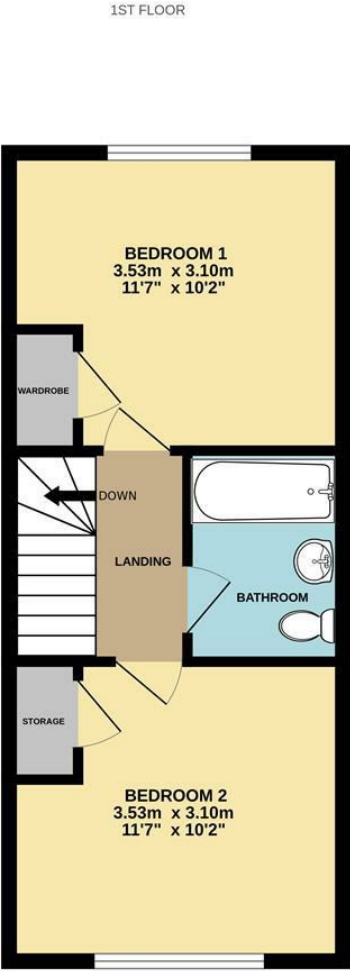
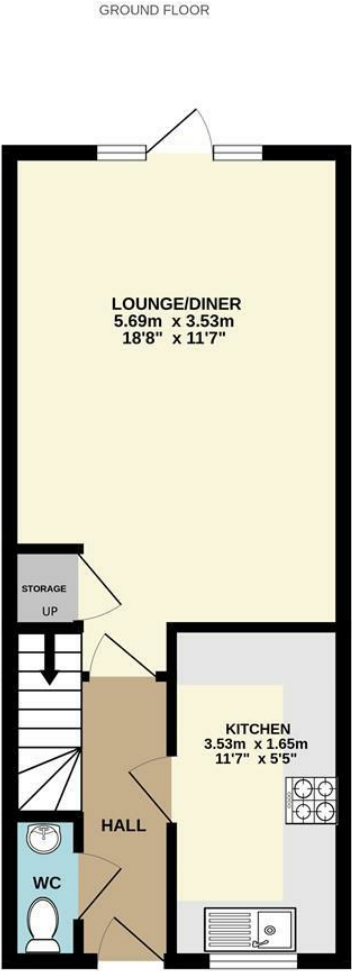
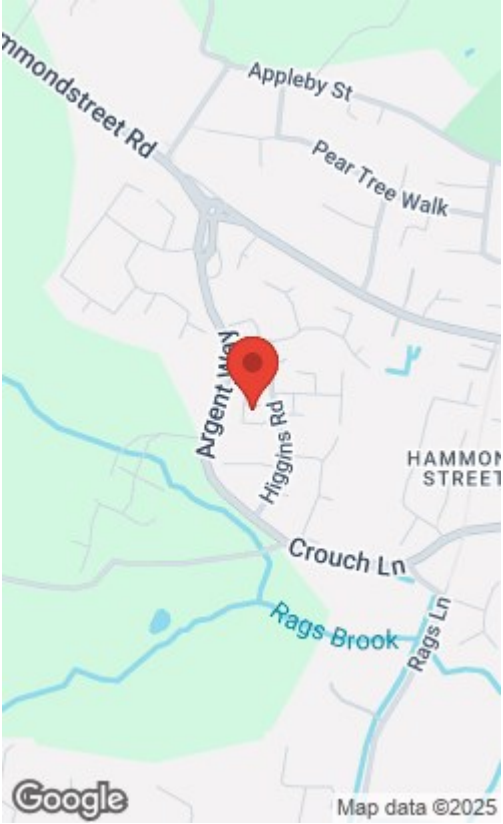
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	



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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