



Headingley Close, EN7 6QJ  
Waltham Cros

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# Headingley Close, EN7 6QJ

Kings Group are delighted to present this CHAIN FREE, EXTENDED THREE BEDROOM END OF TERRACED HOUSE, located in a sought after CUL-DE-SAC.

Welcome to this delightful three-bedroom end-of-terrace family home, offering spacious and versatile living throughout, perfectly situated in a sought-after residential area.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. To the left, you'll find a well-appointed kitchen, featuring ample worktop and storage space—ideal for modern family living. To the rear, the home has been extended to create a generous lounge and dining area, both bright and airy with double doors leading out to the rear garden, providing a wonderful flow for entertaining and everyday relaxation. Upstairs, the first floor offers three bedrooms—two are spacious doubles, and the third is a larger-than-average single bedroom, perfect for a child's room, home office, or guest space. The family bathroom is complemented by a separate WC, adding convenience for busy households.

Externally, the property benefits from a driveway providing off-road parking and a garage, offering additional storage or potential for conversion (subject to planning permission). The rear garden is private and enclosed, ideal for outdoor dining, play, or simply enjoying the sunshine. This attractive home is ideal for families or first-time buyers alike, combining space, practicality, and comfort in a convenient location.

Offers In Excess Of £450,000



- THREE BEDROOM END OF TERRACED HOUSE
- DRIVEWAY AND GARAGE
- IDEAL FAMILY HOME
- SPACIOUS BEDROOMS
- EASY ACCESS TO A10 AND M25

### Location

Situated in a quiet and sought-after cul-de-sac, Headingley Close enjoys an enviable position within a popular residential pocket of Cheshunt, Waltham Cross (EN7). The area is well known for its family-friendly atmosphere, excellent local schooling, and convenient access to both countryside and commuter links. The area also offers an abundance of green open spaces and leisure facilities, including the nearby Lee Valley Park, Cheshunt Park Golf Centre, and a variety of walking and cycling routes – perfect for families and those who enjoy an active outdoor lifestyle. Everyday amenities such as local shops, cafés, supermarkets, and healthcare services are close by, ensuring everything you need is on your doorstep.

### Travel Links

For those who commute, the home benefits from excellent transport connections. The A10 and M25 are easily accessible, providing direct routes to London and surrounding towns. Nearby Cheshunt and Theobalds Grove stations offer regular rail services into London Liverpool Street, making this location perfect for professionals seeking a balance between suburban tranquillity and city convenience.

### 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 Headingley Close offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Flamstead End School, Fairfields Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away.

- CHAIN FREE
- CUL-DE-SAC
- EXTENDED TO REAR
- CLOSE TO SOUGHT AFTER SCHOOLS
- SHORT DRIVE AWAY FROM BROOKFIELD SHOPPING CENTRE

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

Awaiting Updated EPC Rating





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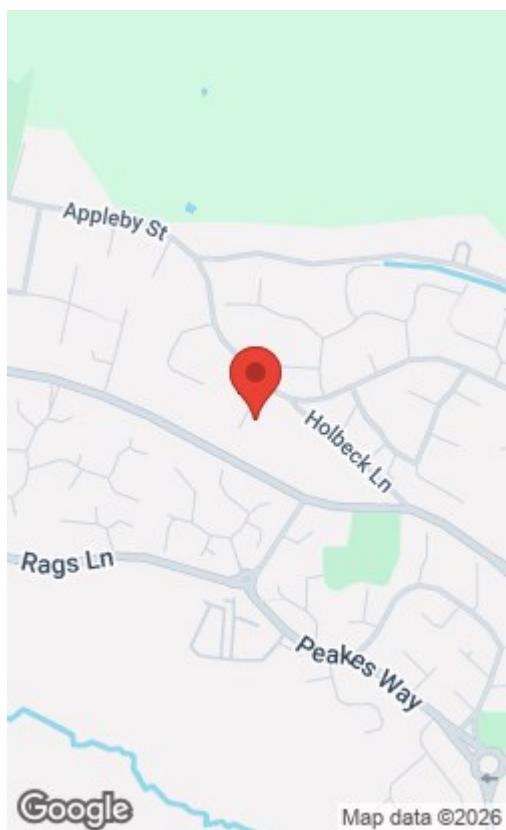


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	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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