



Cross Road, EN8 7HU
Waltham Cross





LIVE
LAUGH
LOVE

When I fall in love it will be forever

Love

Always

Kings
GROUP

Cross Road, EN8 7HU

Kings Group - Cheshunt are delighted to offer this TWO BEDROOM TERRACED HOUSE, located a stones throw away from WALTHAM CROSS STATION.

This spacious and well maintained property is the ideal purchase for a first time buyer looking to get their first family home or a buy to let investor looking to achieve a great return on their investment as this property is in prime location and is surrounded by all the local amenities a property requires. One of the major benefits is that the property has fantastic transport links with both the A10 and M25 being accessible in under 5 minutes and with Waltham Cross Station being just 0.2 miles away and Theobalds Grove Station being 0.7 miles away commuting to London and the surrounding areas is very easy. The property also benefits from being near local shops and amenities with Pavillions Shopping Centre being just 0.4 miles away there is a wide choice of supermarkets, retail shops, restaurants and many more shops just a stones throw away. Cross Road also has some of the areas most popular primary and secondary schools just walking distance away such as St Josephs Primary School (0.7 miles), Holdbrook Primary School (0.5 miles), St Marys Secondary (1.5 miles), Goffs Churchgate Academy (1.5 miles) and many more close by.

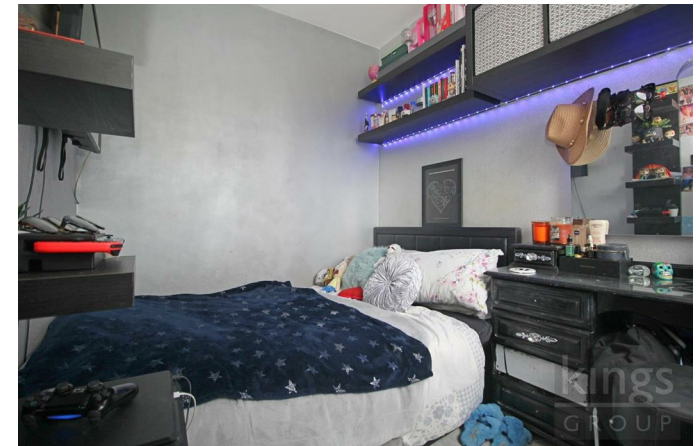
The accommodation comprises of spacious open plan lounge/diner, kitchen, ground floor bathroom, two spacious bedrooms and a third room upstairs which can be used as a home office or be converted into an upstairs bathroom, low maintenance rear garden. Internal viewings are highly recommended so to avoid missing out on the fantastic property please contact us on 01992 635 735.

£350,000



- TWO BEDROOM TERRACED HOUSE
- INTERNALLY SPACIOUS
- SPACIOUS BEDROOMS
- ADDITIONAL ROOM THAT CAN BE USED AS OFFICE OR CONVERTED TO UPSTAIRS BATHROOM
- EASY ACCESS TO LOCAL SHOPS AND AMENITIES

- FREEHOLD
- LARGE OPEN PLAN LOUNGE / DINER
- IDEAL FOR BOTH FIRST TIME BUYERS AND INVESTORS
- WALKING DISTANCE TO WALTHAM CROSS STATION
- CLOSE TO POPULAR SCHOOLS





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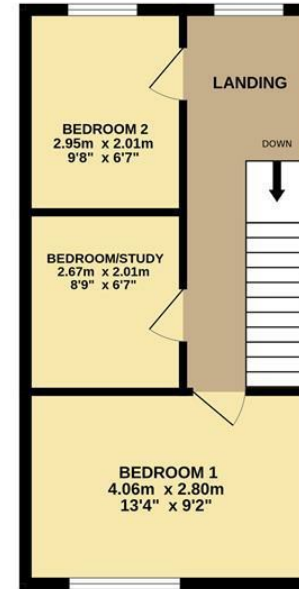
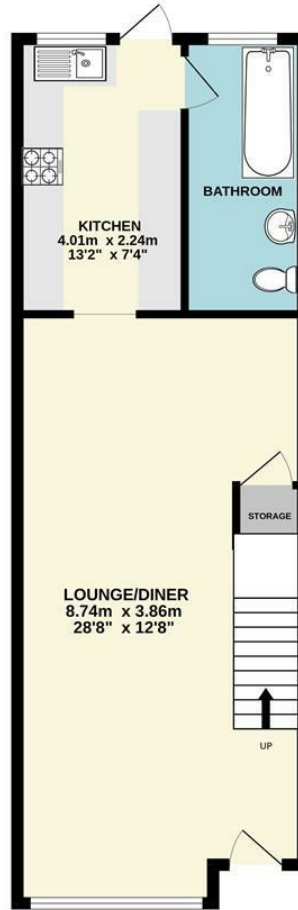




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) 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	EU Directive 2002/91/EC	England & Wales	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.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF

T: 01992 635735

E:

www.kings-group.net

