

Willowdene, EN8 0XD
Waltham Cross

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PUBLIC NOTICE
ADDRESS - 33, Willowdene, Cheshunt, Waltham Cross, EN8 0XD
We are acting in the sale of the above property and have received an offer of £475,000
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place
EPC Rating - C

Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM LINK DETACHED HOUSE, located in the sought after Thomas Rochford Estate.

Approaching the property, a driveway to the front provides off-street parking for up to two cars. Stepping inside, you are welcomed by a central entrance hallway which provides access to the main ground-floor accommodation.

To the right is the converted garage, which has created a fantastic additional reception room. This versatile space could comfortably be used as a second living room, home office, playroom or even an additional bedroom. Positioned behind this room is a convenient downstairs shower room, adding further practicality to the ground floor. To the left of the hallway is the spacious open-plan living and dining room, providing an excellent area for both relaxing and entertaining. Towards the left of this space is the generously sized kitchen, offering plenty of room for everyday family living.

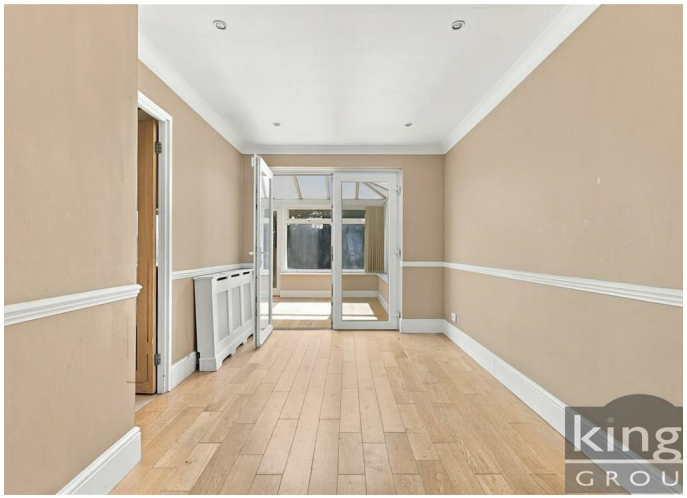
Spanning the rear of the property is the conservatory, which can be accessed from either the living/dining room or the kitchen. This creates a great connection between the main living areas and the outside space, with the conservatory opening directly onto the rear garden. Heading upstairs, the first floor offers three well-proportioned bedrooms. Two are comfortable double bedrooms, while the third is a larger-than-average single room, making it ideal as a child's bedroom. Completing the first floor is the family bathroom.

Externally, the property benefits from a private rear garden with useful side access, while the driveway to the front provides parking for two vehicles.

£475,000









- THREE BEDROOM LINK DETACHED HOUSE
- CHAIN FREE
- OPEN PLAN LIVING / DINING ROOM
- VERSATILE SECOND RECEPTION ROOM
- CLOSE TO BROOKFIELD SHOOPING CENTRE
- FREEHOLD
- IDEAL FAMILY HOME
- LARGE KITCHEN
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- EASY ACCESS TO LOCAL TRANSPORT LINKS

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Willowdene has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Willowdene also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-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. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

Local Schools

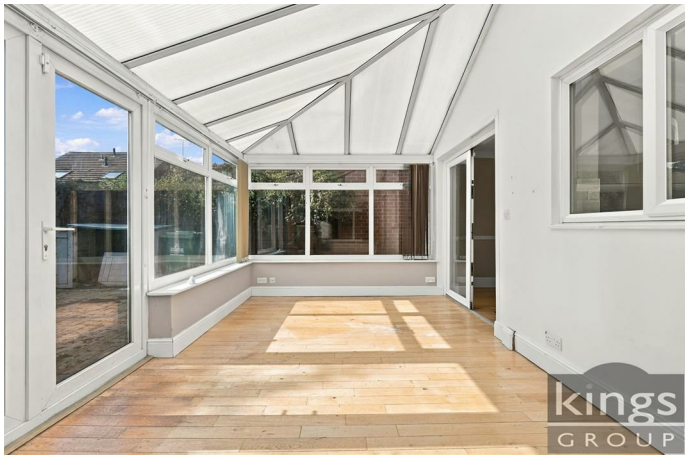
With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Willowdene offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Additional Information

Council Tax Band - E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC - C








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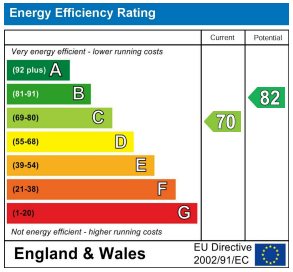


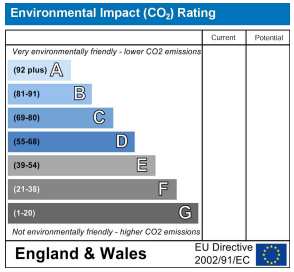














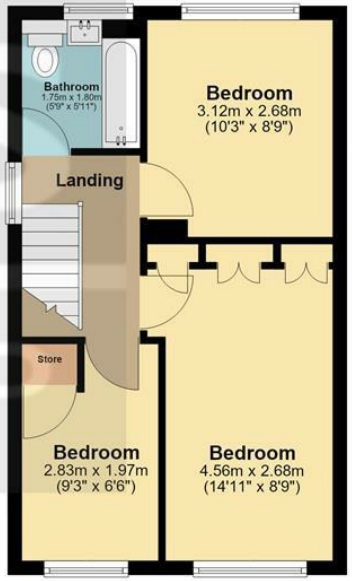
Ground Floor

Approx. 70.8 sq. metres (762.4 sq. feet)
(excluding Garden)



First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 105.3 sq. metres (1133.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Willowdene

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