



Eastfield Road, EN8 7ET
Waltham Cross





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Eastfield Road, EN8 7ET

Kings Group are delighted to present this EXTENDED 4/5 BEDROOM END OF TERRACED HOUSE, which includes a separate annex, offering a fantastic option for multi-generation living or additional space to be reconfigured into the main home.

GUIDE PRICE £700,000 - £725,000

Upon entering this spacious five-bedroom end-of-terrace home, you are welcomed into a bright and inviting entrance hall. To the right, there is a well-proportioned dining room, ideal for family meals and entertaining. To the left, the main lounge offers a comfortable living space and features double doors that open into a second reception room, providing excellent flexibility for a family room, playroom, or home office.

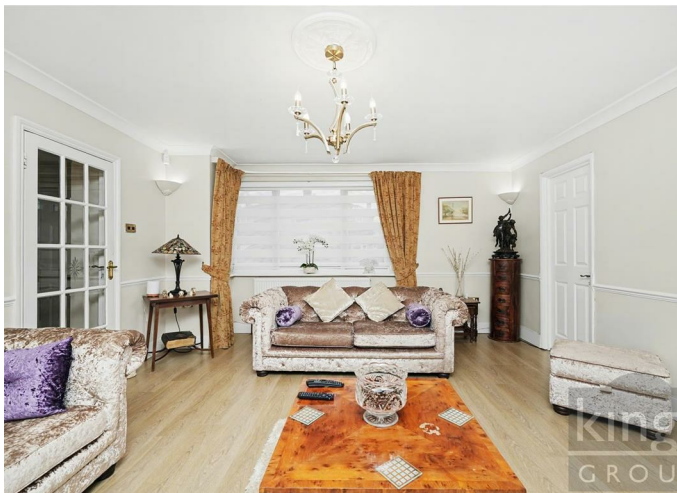
Positioned behind the dining room and to the right of the second reception room is the kitchen, which serves as the central hub of the home and offers ample workspace and storage.

The property has been heavily extended to the side, creating a self-contained annex. This additional accommodation comprises its own reception room, kitchen, shower room, and a ground-floor bedroom, making it ideal for multi-generational living or independent accommodation. A new owner may also choose to reintegrate the annex into the main house, creating one substantial family home and reconfiguring the space to suit their needs.

To the first floor, there are four well-proportioned bedrooms, including three generous double rooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property offers a multiple-car driveway to the front, providing ample off-street parking. To the rear is a low-maintenance garden, ideal for outdoor relaxation and entertaining with minimal upkeep.

Guide Price £700,000



- FIVE BEDROOM END OF TERRACED HOUSE
- LARGE DRIVEWAY
- EN-SUITE AND FAMILY BATHROOM & SHOWER ROOM
- VERSITALE USE

- CLOSE TO POPULAR SCHOOLS

Location

Eastfield Road is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty 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 close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Eastfield Road also offers fantastic commute links, with Waltham Cross 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

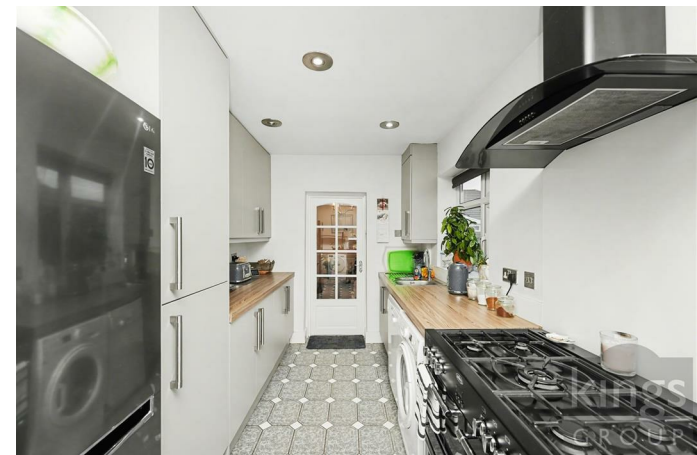
With the property being ideal for families, local schools may be an important criteria in your search which in addition the above that Eastfield Road offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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

- FREEHOLD
- EXTENDED
- CONTAINED ANNEX TO SIDE
- WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION
- EASY ACCESS TO LOCAL SHOPS AND AMENITIES





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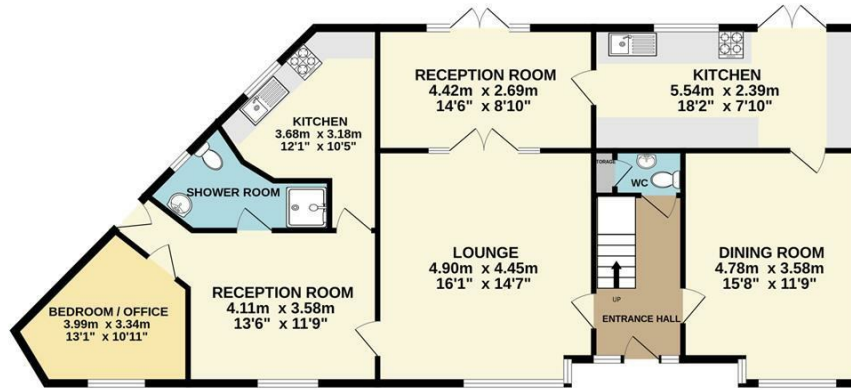


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

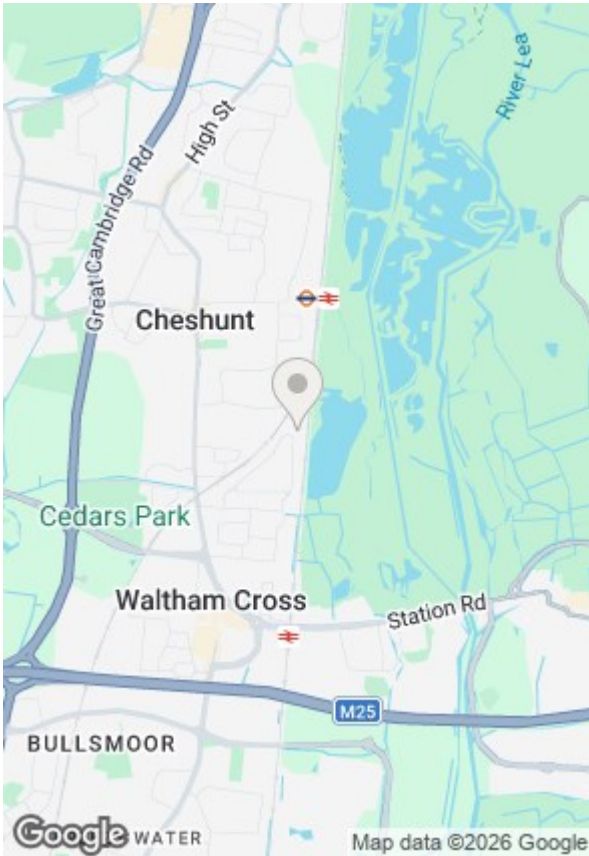
GROUND FLOOR
114.5 sq.m. (1232 sq.ft.) approx.

1ST FLOOR
74.1 sq.m. (798 sq.ft.) approx.



TOTAL FLOOR AREA : 188.6 sq.m. (2030 sq.ft.) approx.

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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