

14 Railway Road, Waltham Cross, EN8 7JA

Guide price £375,000



**PINDROP PROPERTY**





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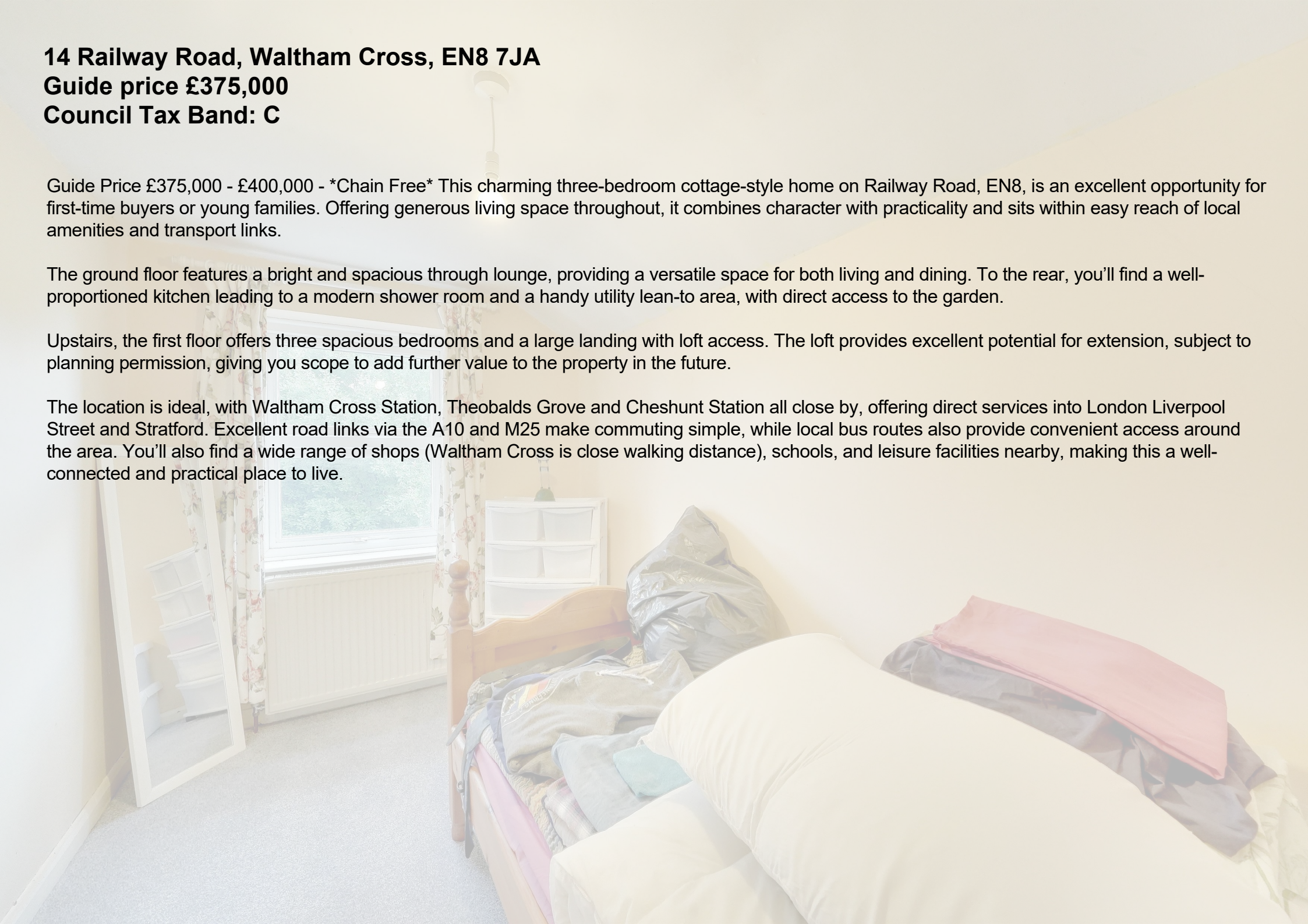
**Council Tax Band: C**

Guide Price £375,000 - £400,000 - \*Chain Free\* This charming three-bedroom cottage-style home on Railway Road, EN8, is an excellent opportunity for first-time buyers or young families. Offering generous living space throughout, it combines character with practicality and sits within easy reach of local amenities and transport links.

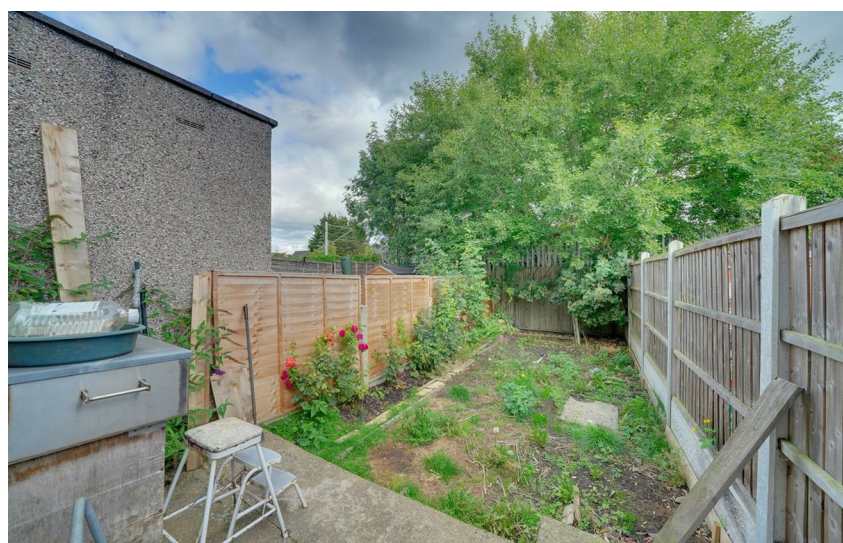
The ground floor features a bright and spacious through lounge, providing a versatile space for both living and dining. To the rear, you'll find a well-proportioned kitchen leading to a modern shower room and a handy utility lean-to area, with direct access to the garden.

Upstairs, the first floor offers three spacious bedrooms and a large landing with loft access. The loft provides excellent potential for extension, subject to planning permission, giving you scope to add further value to the property in the future.

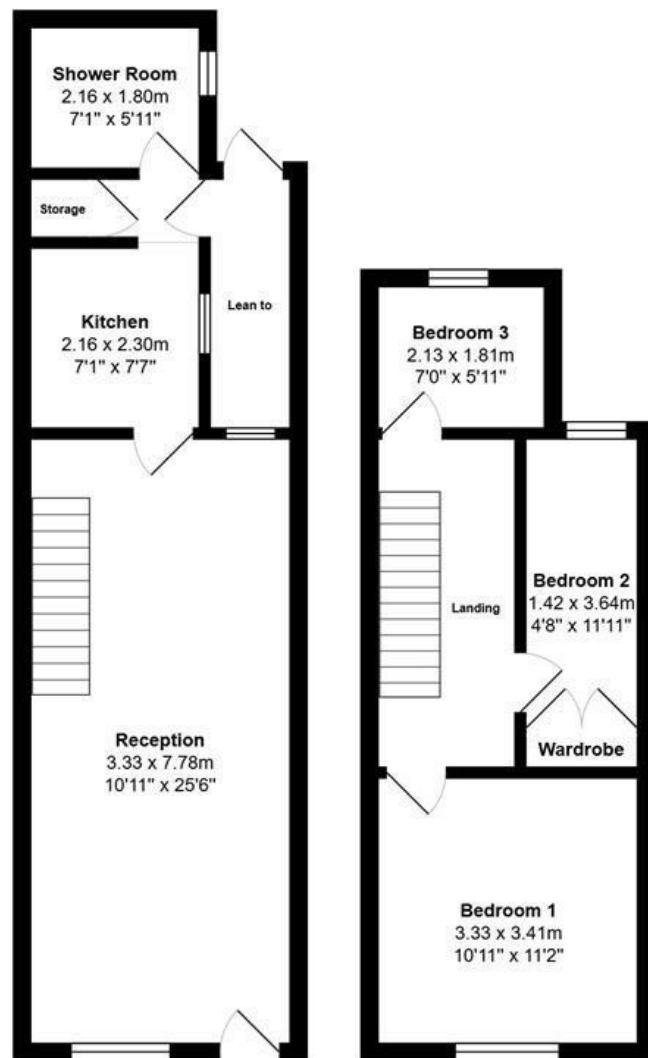
The location is ideal, with Waltham Cross Station, Theobalds Grove and Cheshunt Station all close by, offering direct services into London Liverpool Street and Stratford. Excellent road links via the A10 and M25 make commuting simple, while local bus routes also provide convenient access around the area. You'll also find a wide range of shops (Waltham Cross is close walking distance), schools, and leisure facilities nearby, making this a well-connected and practical place to live.











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Total Area: 71.4 m<sup>2</sup> ... 769 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A		89	
(81-91)	B			
(69-80)	C	72		
(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		