



Royal Avenue, EN8 7RB  
Waltham Cross





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# Royal Avenue, EN8 7RB

Kings Group are delighted to present this BEAUTIFUL THREE BEDROOM END OF TERRACED HOUSE, located within walking distance of two train stations.

**\*\*GUIDE PRICE £475,000 - £500,000\*\***

Upon arrival, the property is approached via a private driveway to the front, leading to a welcoming porch entrance. Stepping inside, you are greeted by a main entrance hallway, providing access to the principal ground floor accommodation.

To the left of the hallway is the open-plan lounge/dining area, a bright and spacious living space that has been extended to the rear, creating additional room ideal for both relaxing and entertaining. The layout flows naturally around into the modern fitted kitchen, which is also conveniently accessible from the main hallway, offering both practicality and connectivity within the home.

Stairs rise from the hallway to the first floor landing, where the property offers three well-proportioned bedrooms, including two generous double bedrooms and one comfortable single bedroom. The floor is served by a four-piece family bathroom suite, providing both bath and separate shower facilities.

Externally, the property benefits from a landscaped, low-maintenance rear garden, perfect for outdoor enjoyment with minimal upkeep. To the rear of the garden is a garage, along with rear access, adding further convenience and practicality.

## Guide Price £475,000



- THREE BEDROOM END OF TERRACED HOUSE
- DRIVEWAY AND GARAGE
- IDEAL FAMILY HOME
- LARGE OPEN PLAN LIVING SPACE

- CLOSE TO POPULAR SCHOOLS

#### Location

Royal Avenue 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

Royal Avenue 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 10 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Royal Avenue 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.

- FREEHOLD
- EXTENDED
- TURN KEY CONDITION
- WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION
- CLOSE TO LOCAL SHOPS AND AMENITIES

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC - Awaiting up to date rating





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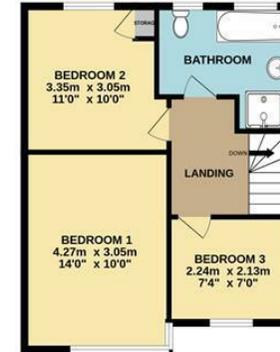
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) 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

GROUND FLOOR  
78.0 sq.m. (840 sq.ft.) approx.

1ST FLOOR  
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 125.5 sq.m. (1351 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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