Swanfield Road, EN8 7JR
Waltham Cross

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Kings Group are delighted to present this CHAIN FREE, TWO BEDROOM END FO TERRACED HOUSE, located walking distance to both Waltham Cross and Theobalds Train Station.

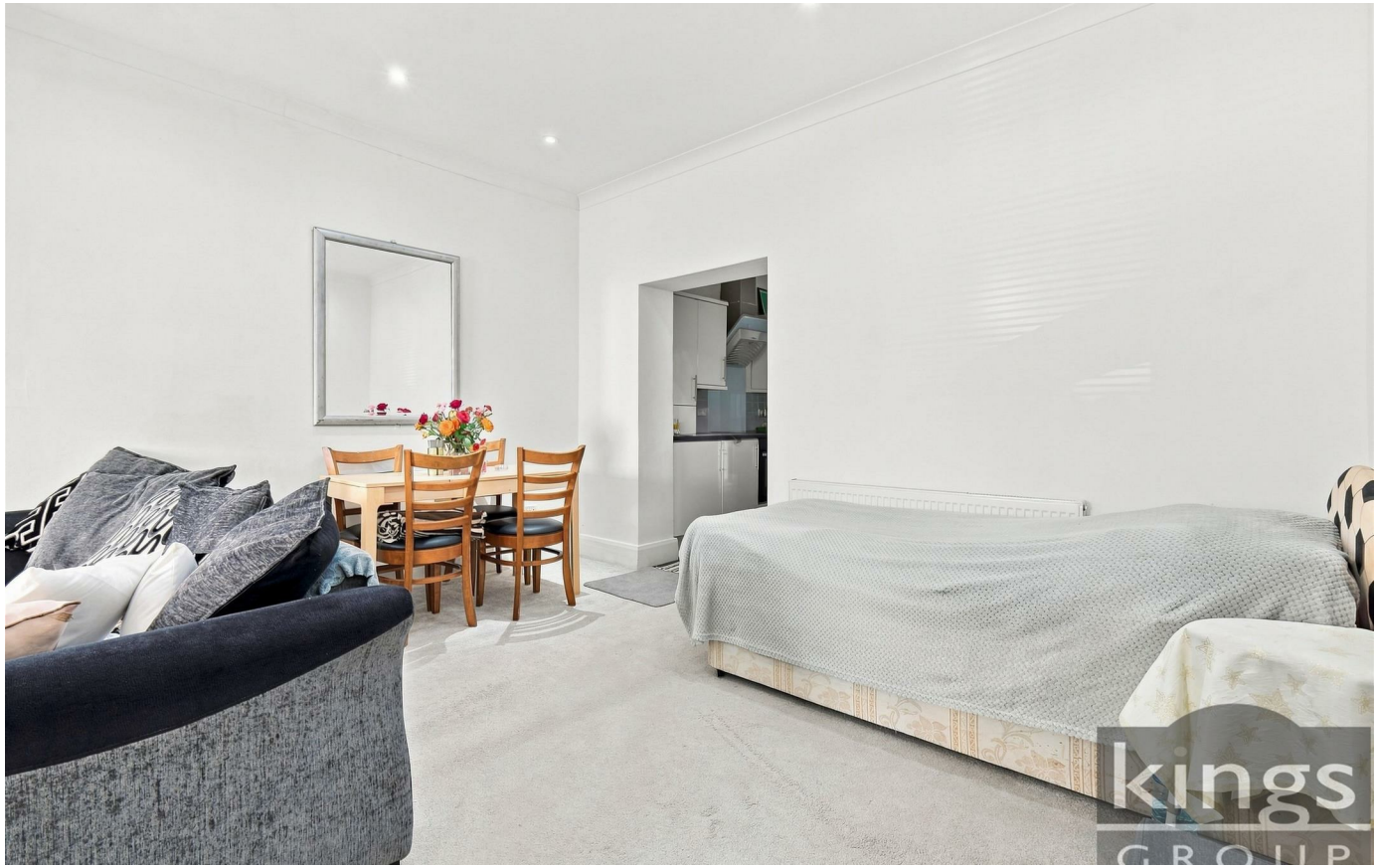
GUIDE PRICE £375,000 - £390,000

This well-presented two-bedroom home offers a practical and versatile layout, complemented by a private rear garden, side access and useful outbuilding. Entering the property, you are welcomed into a spacious lounge and dining room, providing plenty of room for both comfortable seating and a dedicated dining area. The open feel makes this an ideal everyday living and entertaining space, with the staircase leading to the first floor.

Continuing towards the rear of the property, you enter the kitchen/diner, offering a generous amount of workspace and storage while retaining room for additional dining or seating. Beyond the kitchen is a separate utility area, providing useful additional space for appliances and household storage. From here there is also access to a ground-floor shower room, adding further convenience to the home. To the rear is a sun room, a versatile additional reception space that could work equally well as a home office, playroom or relaxing seating area, while also providing access out towards the garden.

Heading upstairs, the first floor offers two well-proportioned bedrooms, including a comfortable main double bedroom and a second bedroom suitable for children, guests or home-working. Completing the first floor is the family bathroom. Externally, the property benefits from a private rear garden with side access, providing a great space to enjoy during the warmer months. The garden features a patio area ideal for outdoor seating and entertaining, alongside a lawned grass area offering space for children, pets or general recreation. Positioned towards the rear of the garden is a substantial detached shed, providing excellent storage or potential for use as a workshop or hobby space.

Guide Price £375,000



- **WALKING DISTANCE TO BOTH WALTHAM CROSS AND THEOBALDS STATION**
- **CHAIN FREE**
- **FREEHOLD**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**
- **EASY ACCESS TO A10 AND M25**
- **SIDE ACCESS TO REAR GARDEN**
- **OPEN PLAN KITCHEN/DINER**
- **IDEAL FOR FIRST TIME BUYERS**
- **TWO BEDROOM END OF TERRACED HOUSE**
- **DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM**

Location

Swanfield Road is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Burlington House is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. Not only does it have local shops near by, 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

Swanfield Road also offers fantastic commute links, with Waltham Cross Station being under a 10 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 Theobalds Grove Station which is also just 5 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 a first time buyers, local schools may be an important criteria in your search which in addition to the above that Swanfield Road offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs - Churchgate Academy and many more all within a shot walk or drive away.

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

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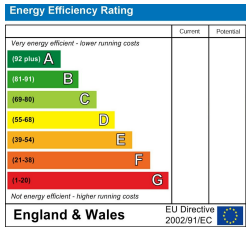
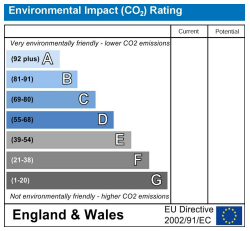
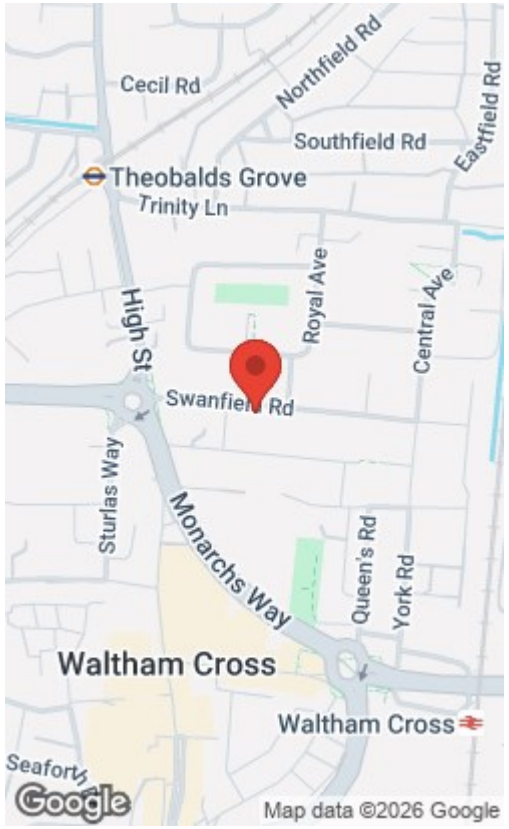
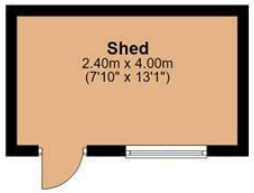






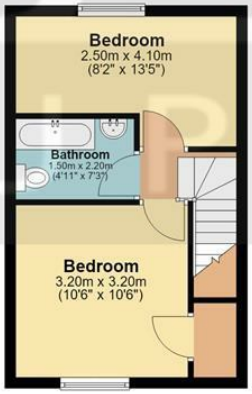
Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 91.1 sq. metres (981.0 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.

Swansfield Road

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