



Lordship Road, EN7 5DP
Waltham Cross





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Kings Group are delighted to present this SPACIOUS AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, an ideal family home located close to popular schools and amenities !.

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

Situated in a desirable residential location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families and first-time buyers alike.

To the front of the property is a private driveway providing off-road parking for two vehicles. Upon entering, you are welcomed by a bright entrance hall which leads through the home. To the right is a spacious open-plan lounge, offering a comfortable and inviting living space, while to the left is a convenient ground floor shower room.

To the rear of the property, double doors open into the impressive extended kitchen/dining room. This generous space provides the perfect setting for everyday family life and entertaining, with ample room for dining and direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms, including two spacious double bedrooms and a good-sized single bedroom, all served by a modern family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden, providing an attractive outdoor space for relaxing and entertaining. The garden also offers access to the garage, which is conveniently positioned to the side of the property.

Offering a practical layout, generous living accommodation, and excellent outdoor space, this fantastic family home is ready to move into and is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Guide Price £475,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
 - **GUIDE PRICE £475,000 - £500,000**
 - **EXTENDED**
 - **DRIVEWAY AND GARAGE**
 - **CLOSE TO POPULAR SCHOOLS**
- **FREEHOLD**
 - **IDEAL FAMILY HOME**
 - **FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM**
 - **SPACIOUS REAR GARDEN**
 - **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**

Location
Lordship 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 West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel Links
Lordship Road also offers fantastic commute links, with Cheshunt Station being under a 35 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 30 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 Lordship Road offers, you also have some of the areas most sought after and popular schools such as St Mary's Church of England High School (VA), Bonneygrove Primary School, Goffs Academy, Dewhurst St Mary CofE Primary School, Arlesdene Nursery School and Pre-School and many more all within a short walk or drive away.

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





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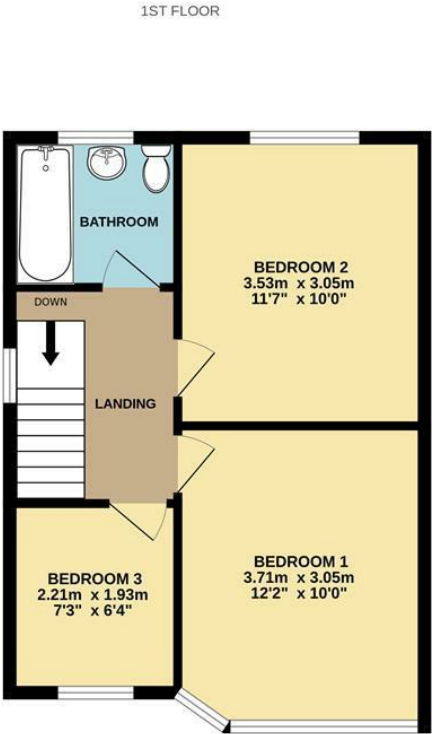
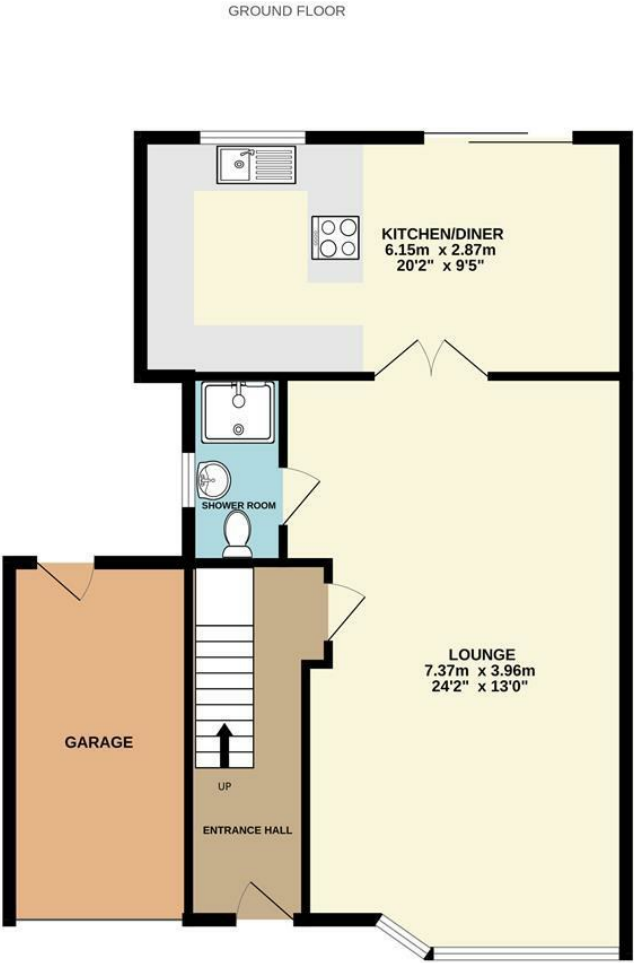
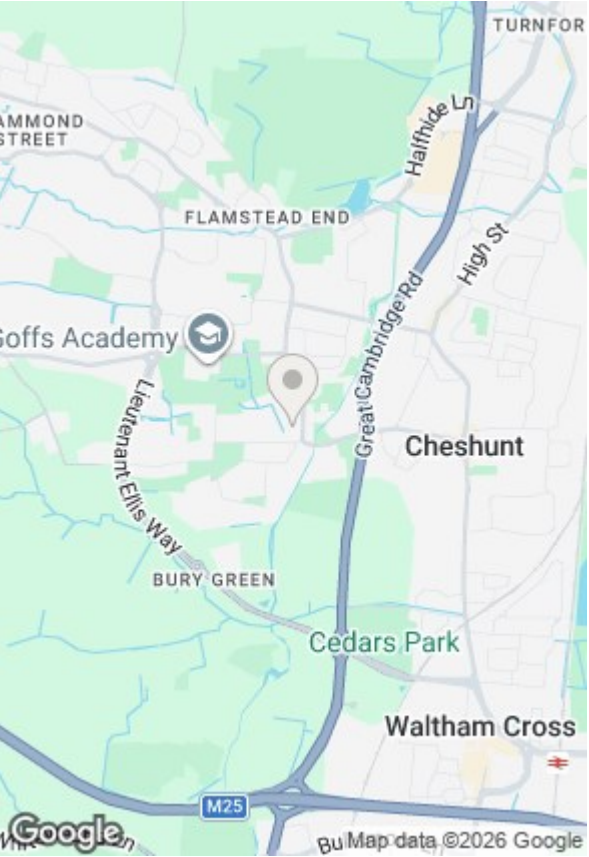
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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