



Queens Road, Waltham Cross

Asking Price £389,999

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**MILLERS**  
ESTATE AGENTS

Nestled along the ever-popular Queens Road in Waltham Cross, this inviting two-bedroom terraced cottage welcomes you with a wonderful sense of comfort and character. Thoughtfully arranged across approximately 785 square feet, the home is beautifully presented throughout, offering a cosy retreat for those seeking a peaceful place to call their own. Set just a short stroll from Lea Valley Park and Waltham Cross Station, this location offers both convenience for commuters and a peaceful retreat for those who enjoy green open spaces.

Step through the entrance porch and into a welcoming hallway, where the warmth of the reception room draws you in. Here, a charming fireplace and wooden flooring create a cosy setting, ideal for quiet evenings or gathering with friends around the dining table. The sleek, high-gloss kitchen looks out over the garden and is equipped with a built-in stainless steel oven, hob, and extractor, making everyday cooking a pleasure. Upstairs, two comfortable double bedrooms offer restful spaces to unwind at the end of the day, while the well-appointed three-piece bathroom, finished in crisp white, caters to your daily needs.

Outside, the beautifully landscaped rear garden with its decking invites you to enjoy sunny afternoons, host barbecues, or simply relax in a peaceful setting. Thoughtful touches such as plantation shutters, double glazed windows, and gas central heating via radiators add to the comfort and appeal of this lovely home.

Beyond its inviting interiors, this cottage offers a real sense of community in a sought-after part of Waltham Cross. With its thoughtful layout and welcoming atmosphere, it is a place where you can truly feel at home—whether you are taking your first step onto the property ladder, seeking a comfortable space for a small family, or looking to downsize without compromise. Here, you can enjoy a relaxed and comfortable lifestyle in a location that brings together convenience and charm.





## GROUND FLOOR

### Porch

9'6" x 8'10" (2.9m x 2.7m)

### Dining Area

11'3" x 8'5" (3.43m x 2.57m)

### Living Room

11'1" x 10'3" (3.38m x 3.12m)



### Kitchen

10'6" x 8'8" (3.20m x 2.63m)

## FIRST FLOOR

### Bedroom One

11'0" x 13'7" (3.35m x 4.14m)

### Bedroom Two

11'1" x 8'5" (3.38m x 2.57m)

### Bathroom

11'2" x 4'7" (3.40m x 1.40m)

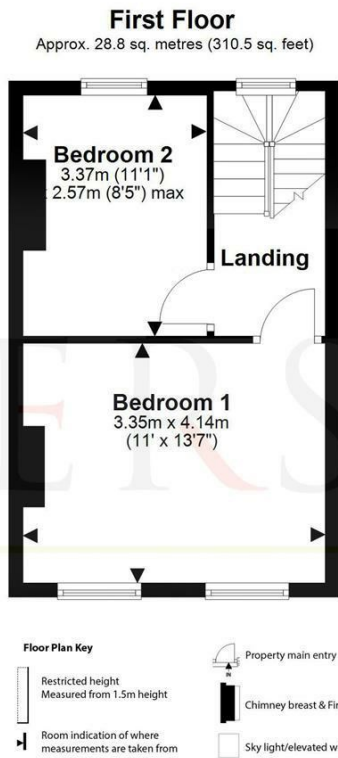
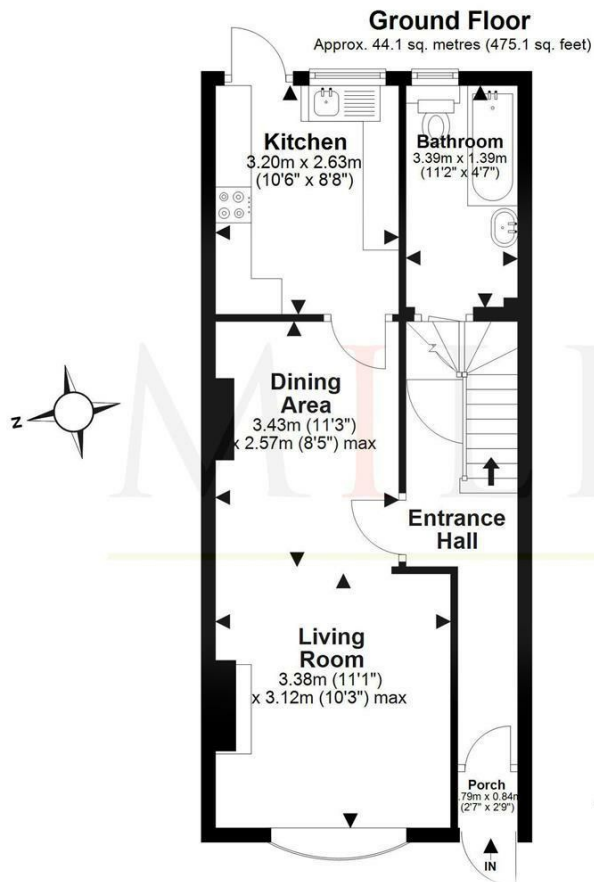


## EXTERNAL AREA

### Rear Garden

28'2" x 13' (8.59m x 3.96m)





**Floor Plan Key**

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 73.0 sq. metres (785.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	69		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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