



High Street, EN8 0BP
Waltham Cross





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Kings Group are delighted to present this EXTENDED THREE BEDROOM END OF TERRACED HOUSE, situated in a private gated development.

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

Located within a sought-after private gated development, this beautifully extended three-bedroom end-of-terrace property offers spacious and versatile accommodation arranged over three floors.

To the front of the property, a driveway provides off-road parking for two vehicles and leads to the main entrance. Upon entering, a welcoming hallway gives access to a well-appointed kitchen positioned to the right, while further along the hall is a convenient downstairs WC. To the rear, the property opens into a bright and spacious lounge/diner, featuring double doors that lead directly out to the rear garden—ideal for both relaxing and entertaining.

The first floor comprises two generously sized double bedrooms, one of which benefits from its own en-suite shower room. A modern family bathroom serves the remaining bedroom on this floor.

Occupying the entire second floor is the impressive loft conversion, creating a superb principal bedroom complete with its own en-suite, offering a private and tranquil retreat.

Externally, the property boasts a landscaped rear garden, perfect for outdoor enjoyment, along with a powered shed providing excellent storage or workspace potential. There is also convenient side access to the property. In addition to the front driveway, further parking for two vehicles is available to the side of the house.

Guide Price £475,000



- **THREE BEDROOM END OF TERRACED HOUSE**
- **PRIVATE GATED COMMUNITY**
- **EXTENDED**
- **ONE FAMILY BATHROOM AND TWO EN-SUITES**
- **WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES**

Location

Located near the town centre this family home 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, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Woolpack Court also offers fantastic commute links, with Cheshunt 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 25 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

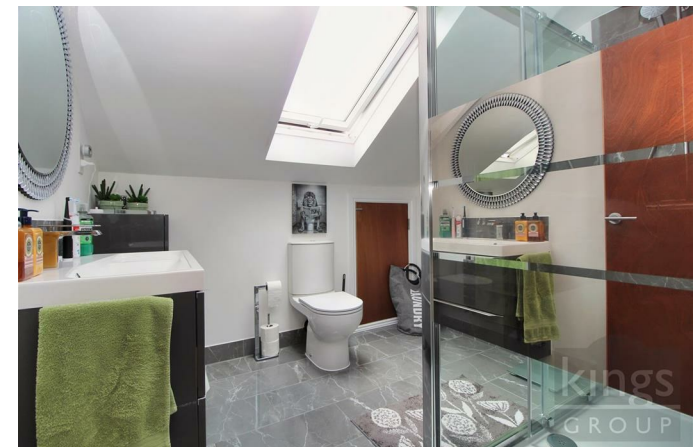
With the property being ideal for first time buyers and families local schools may be an important criteria in your search which in addition the above that Woolpack Court offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy are being under 0.5 miles away, with many more within a mile radius offering a huge choice of schools to choose from.

- **FREEHOLD**
- **PARKING FOR UP TO 4 CARS**
- **THREE DOUBLE SIZED BEDROOMS**
- **CLOSE TO CHESHUNT STATION**
- **NEAR POPULAR SCHOOLS**

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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





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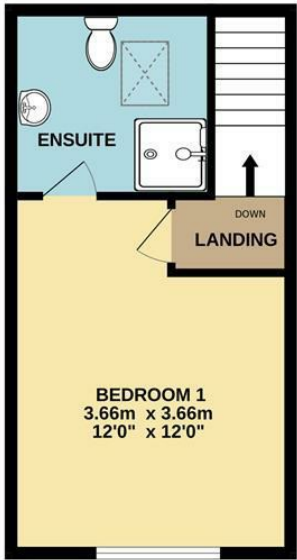
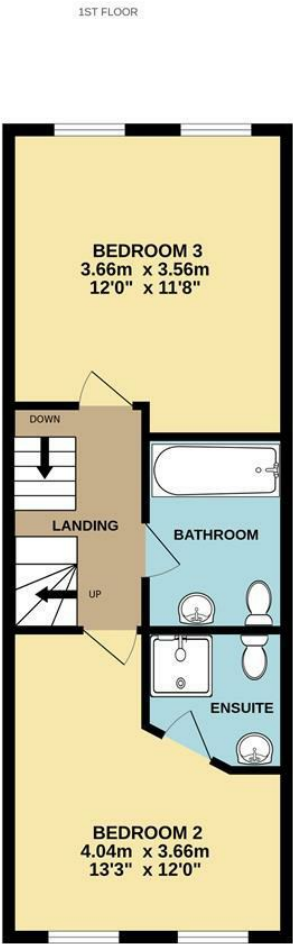
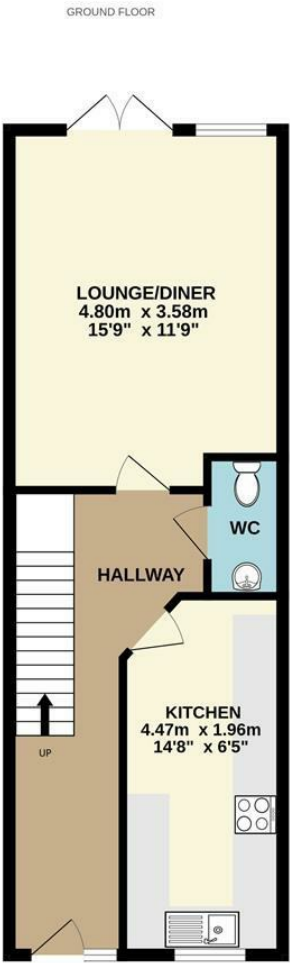
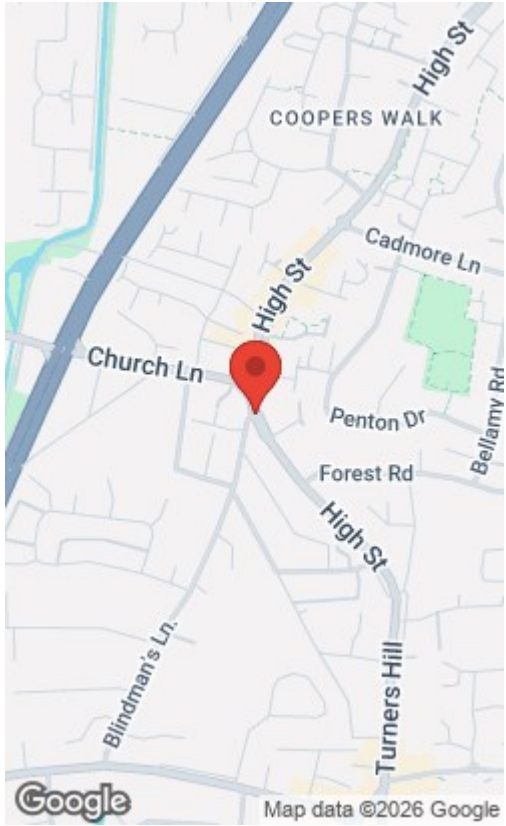


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-35) 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.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net

