



Waltham Gate, Thomas Rochford Way, EN8 0XN  
Waltham Cross





# Waltham Gate, Thomas Rochford Way, EN8 0YN

Kings Group are delighted to present this SPACIOUS TWO BED ROOM LINK  
DETACHED HOUSE, located in the sought after Thomas Rochford Development.

This well-presented two-bedroom link-detached home offers versatile living space, a generous frontage, and a beautifully landscaped rear garden—ideal for modern living.

Upon arrival, the property benefits from a spacious front driveway providing off-road parking for up to three vehicles. The central entrance hall creates a welcoming first impression and gives access to the main ground floor accommodation. To the right, there is a convenient downstairs WC, while to the left sits a well-appointed kitchen. Straight ahead, the main lounge provides a comfortable living space, flowing seamlessly into a bright conservatory at the rear—perfect for relaxing or entertaining while enjoying views of the garden.

A particular feature of this home is the converted garage, now offering a second sitting room or dining room, providing excellent flexibility for families or those working from home. To the rear of this space is a useful utility room, which also benefits from additional access to the garden. Upstairs, the first floor comprises two generously sized double bedrooms, both offering ample space for furnishings. These are served by a modern family shower room.

Externally, the rear garden has been thoughtfully landscaped to create a colourful and peaceful retreat. It offers side access and a variety of planted areas, making it an ideal space for outdoor dining, relaxation, or gardening enthusiasts.

Overall, this property combines practical living space with charming outdoor areas, making it a superb option for a range of buyers.

## Offers In The Region Of £450,000



- TWO BEDROOM LINK DETACHED HOUSE
- DRIVEWAY FOR UP TO THREE CARS
- SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO BROOKFIELD SHOPPING CENTRE

- FREEHOLD
- GUIDE PRICE £450,000 - £475,000
- BEAUTIFUL LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO POPULAR SCHOOLS

### Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Waltham Gate has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, 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

Waltham Gate also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-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. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

### Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Waltham Gate offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

EPC - Awaiting up to date EPC





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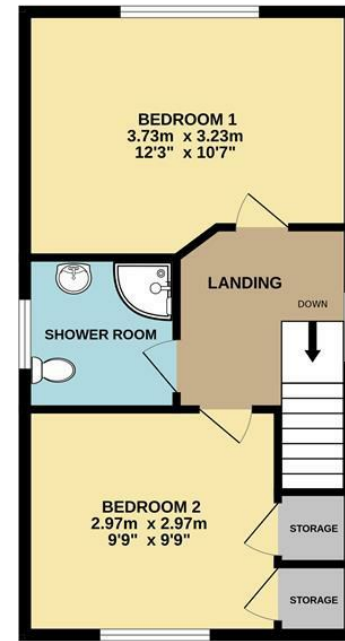
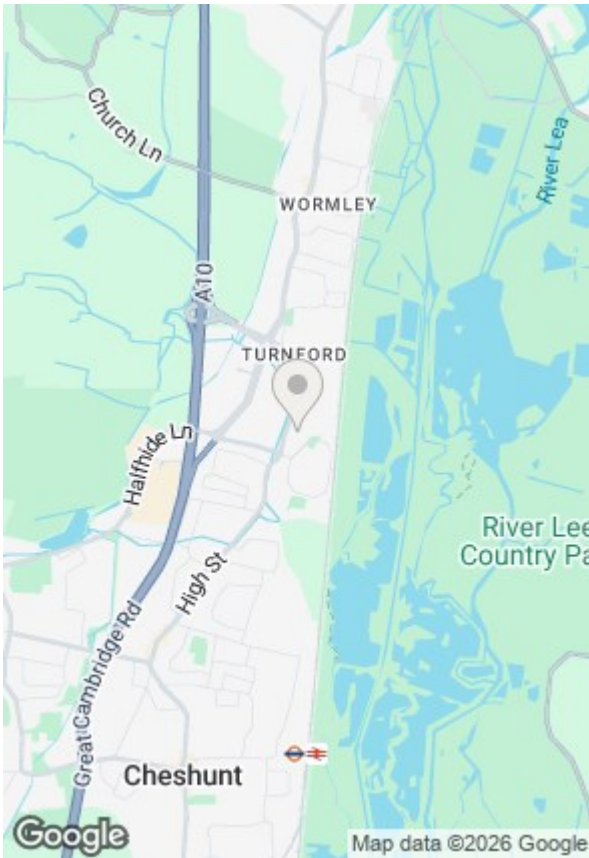






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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