





## Eleanor Road, Waltham Cross, EN8 7DL

Westwood Leber are delighted to bring to the market this beautifully presented three-bedroom end-of-terrace family home, ideally positioned within this popular residential road in Waltham Cross. This wonderful property offers spacious accommodation set over three floors and has been thoughtfully maintained and updated throughout, creating a superb opportunity for first-time buyers, young families, or those looking to upsize.

The ground floor comprises a bright and spacious living room with a charming bay-fronted window, leading through to a stunning open-plan kitchen/diner fitted with modern units and excellent worktop space, providing the perfect hub for family living and entertaining. The ground floor is further served by a contemporary bathroom finished to a high standard.

The first floor hosts two well-proportioned double bedrooms, both beautifully presented, with a further generous third bedroom set on the top floor offering excellent versatility—ideal as a guest room, office or teenage suite.

Externally, the property benefits from a private rear garden offering a fantastic outdoor area suitable for seating, entertaining and future landscaping potential. Being end-of-terrace, the home also enjoys additional privacy and natural light throughout.

Situated within easy walking distance of Waltham Cross and Theobalds Grove stations, this location provides excellent transport links into London Liverpool Street. The home is also moments from Waltham Cross town centre, local parks, shopping facilities and a selection of highly regarded schools. An early viewing is highly recommended to appreciate the size, finish and location of this superb family home!



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Total Area: approx. 91.1 m<sup>2</sup> ... 981 ft<sup>2</sup> (excluding eaves)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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