

Lanes

ESTATE AGENTS

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20 Kings Road, Waltham Cross, EN8 7HS

Guide Price £450,000

Guide price £450,000 - £475,000

This delightful end terrace house presents an excellent opportunity for families and professionals alike. The property boasts three bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, while the kitchen/diner offers a wonderful area for culinary creations and shared meals.

Convenience is key, with a first-floor bathroom and a ground floor W.C., ensuring that daily routines are both practical and efficient. The thoughtful lay out of the home enhances its functionality making it ideal for modern living.

One of the standout features of this property is the office/bar located in the rear garden. This versatile space can be tailored to suit your needs, whether you envision it as a home office, a creative studio, or a social hub for entertaining guests. The garden itself provides a lovely outdoor retreat, perfect for enjoying the fresh air and sunshine.



Porch to

Hallway

Lounge

14'2 x 11'7 (4.32m x 3.53m)

Kitchen/Diner

24'0 x 9'6 (7.32m x 2.90m)

W.C

First floor landing

Bedroom

13'9 x 8'4 (4.19m x 2.54m)

Bedroom

12'6 x 7'0 (3.81m x 2.13m)

Bedroom

8'7 x 6'3 (2.62m x 1.91m)

Bathroom

Front Garden

Paved

Rear Garden

Decked and artificial grass

Office/Bar

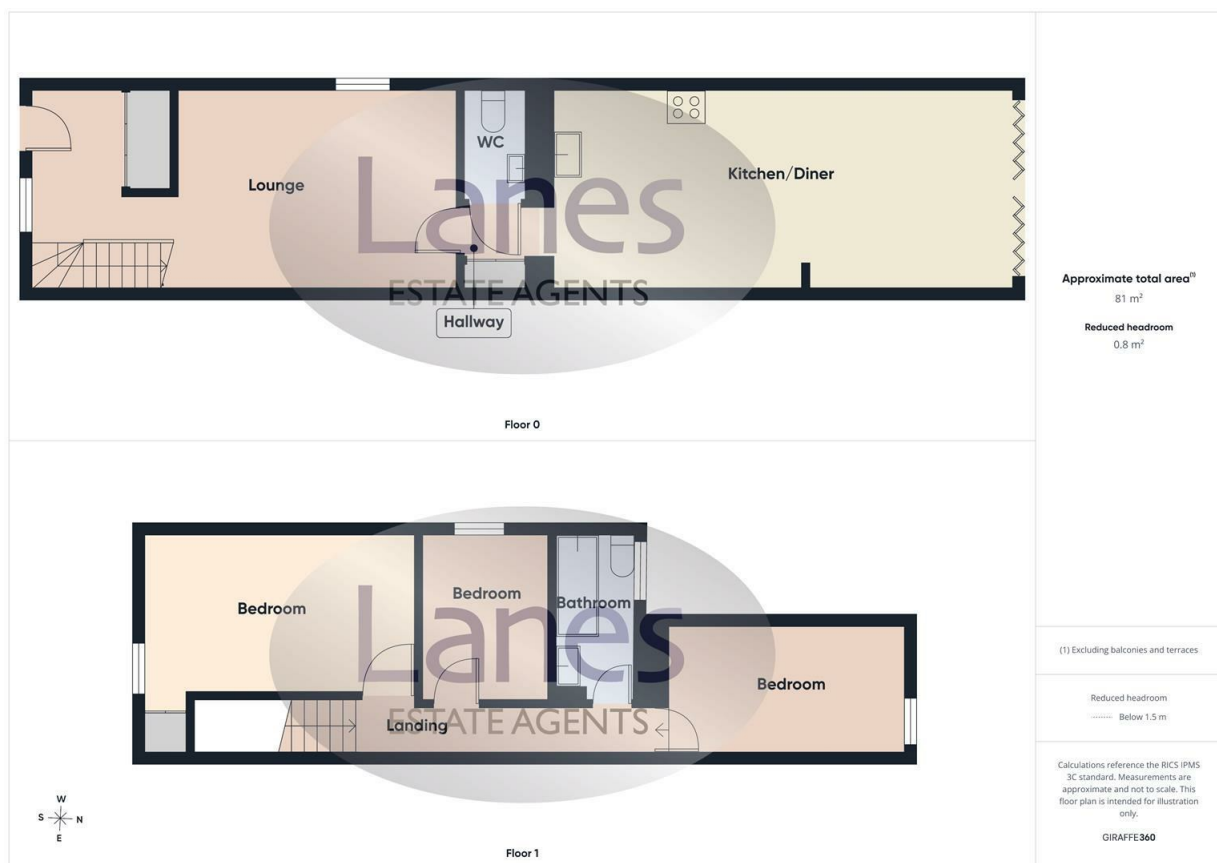
11'9 x 12'7 (3.58m x 3.84m)

Reference

CH6709/PL/28102026 - Waltham Cross Estate Agent

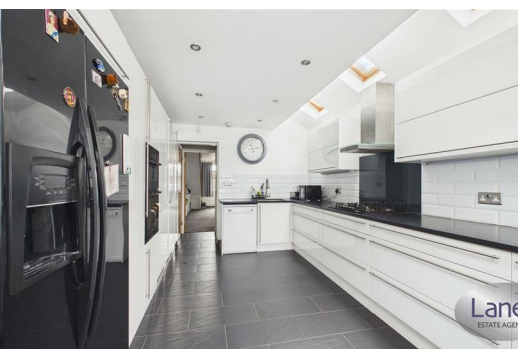
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(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



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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