



KINGSLY ESTATE AGENTS

2 Bedroom House for Sale - £395,000

Sterling Avenue, Waltham Cross, UK, EN8 8DE



• TWO BEDROOM • COUNCIL TAX BAND C • EPC RATING C

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

👉 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

This well-maintained two-bedroom house offers bright and comfortable living across two floors, making it an ideal choice for first-time buyers, small families, or investors. Situated in a popular residential area of Cheshunt, the property is conveniently located close to Waltham Cross Station (0.7 miles) and Theobalds Grove Station (0.5 miles), offering excellent transport links into London and surrounding areas.

The ground floor features a spacious lounge and a separate kitchen with direct access to the rear garden. Upstairs, you'll find two generously sized bedrooms and a modern family bathroom.

Tastefully decorated throughout, the home also benefits from gas central heating and double glazing, ensuring year-round comfort.

Location

Located in the sought-after Cheshunt area within the Borough of Broxbourne, enjoys a well-connected and family-friendly environment. The area combines suburban peace with easy access to London and surrounding regions.

The property is within walking distance of Waltham Cross station, providing direct services to London Liverpool Street and Tottenham Hale, ideal for commuters. Major road links including the A10 and M25 are also nearby, allowing for efficient travel across Hertfordshire and Greater London.

Local amenities include Brookfield Shopping Centre, supermarkets, parks, primary and secondary schools, and various leisure facilities. Green open spaces such as the Lee Valley Regional Park offer excellent recreational opportunities nearby.



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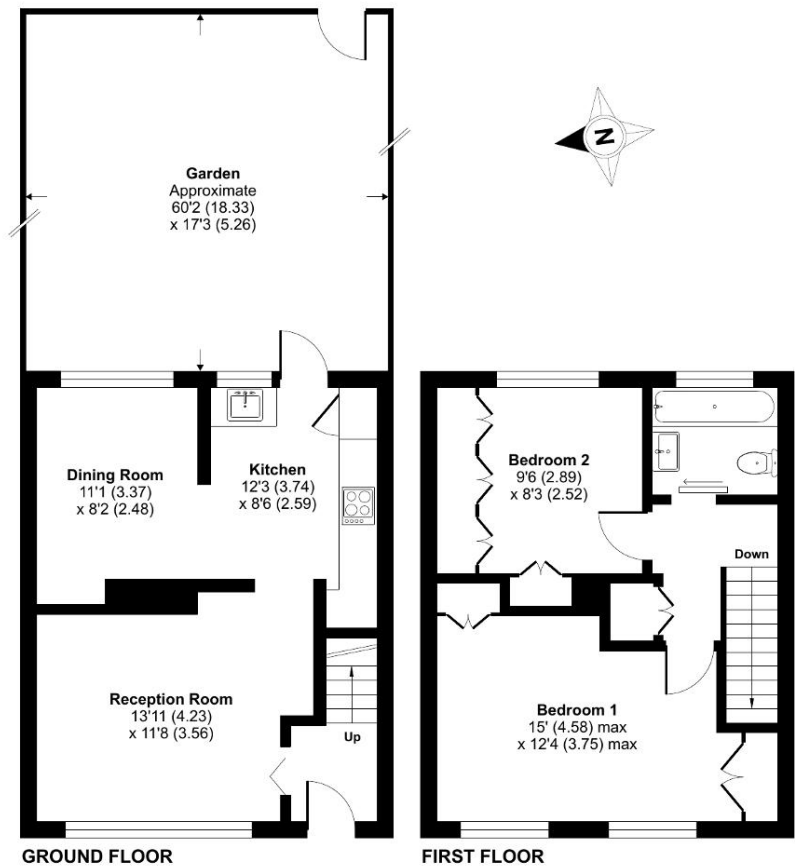
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Approximate Area = 768 sq ft / 71.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1294915

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

