



Berkeley Avenue, Waltham Cross, Herts


Reynolds Salter
Estate Agents



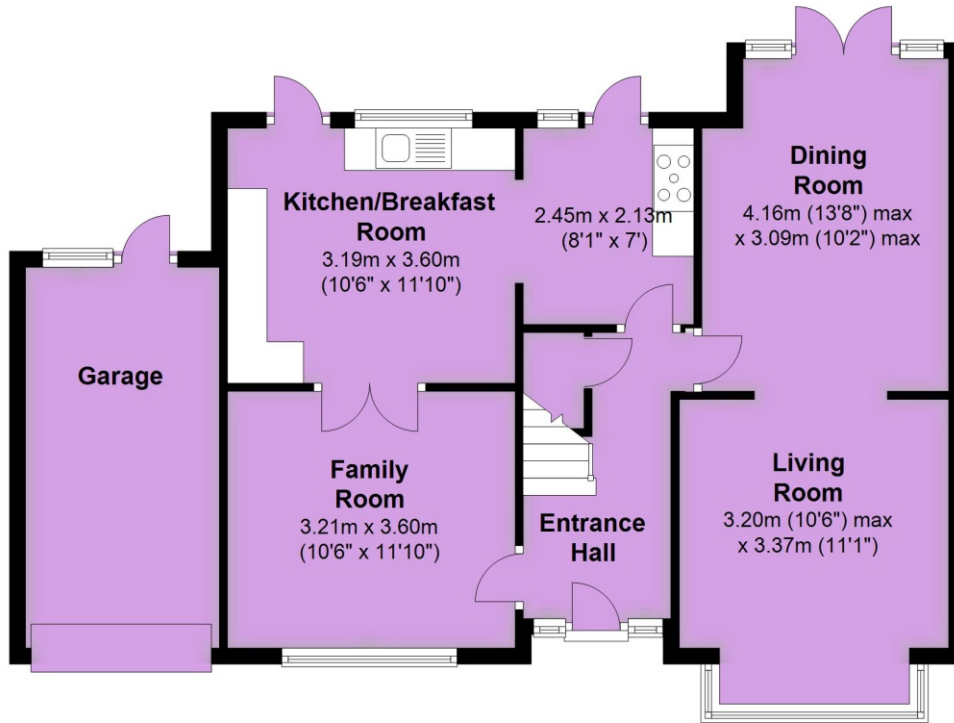


A Fabulous Five Bedroom Double Fronted House originally built in the 1930's ideally located just a short walk from Waltham Cross High Street and Mainline Railway Station. This impressive family home provides bright and spacious accommodation throughout coupled with immense character and charm yet still has potential to extend (subject to planning). The accommodation comprises: Reception Hall, Three Reception Rooms, Kitchen/Breakfast Room, Conservatory, a Family Bathroom and an En-Suite Shower Room. The rear garden is beautifully presented, being mainly laid to lawn, surrounded by various mature trees, bushes, plants and shrubs along with a timber decking/bbq and seating area. The front exterior is approached via a hard standing driveway which provides off road parking for numerous vehicles and leads onto an attached garage. Berkley Avenue is conveniently located for all local amenities to include Waltham Cross High Street Shops, various Schools and Waltham Cross Bus and Train Station (London Liverpool Street).

- * Five Bedroom House Built 1930's
- * Wealth of Character Features
- * Three Reception Rooms
- * Potential to Extend (STP)
- * Short Walk from Town Centre
- * Close To Waltham Cross Station

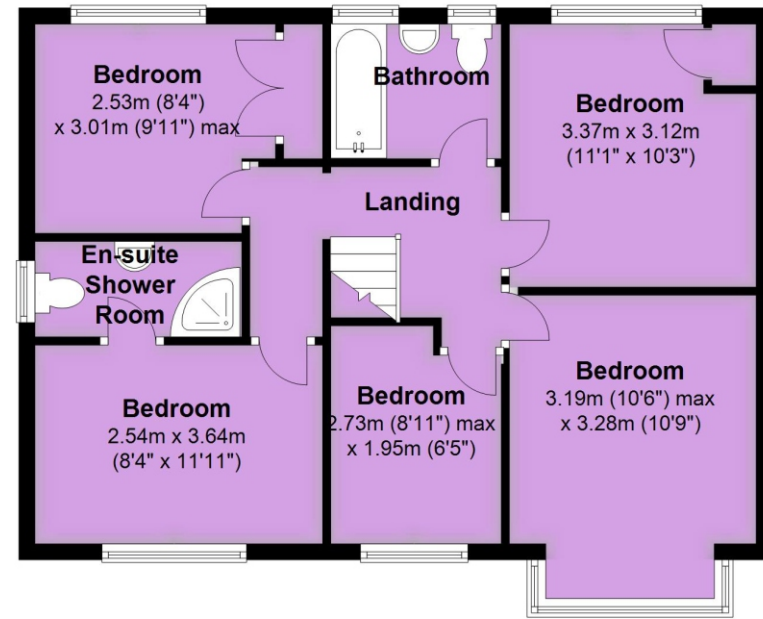
Ground Floor

Approx. 77.5 sq. metres (833.9 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



Total area: approx. 138.0 sq. metres (1485.9 sq. feet)

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.