



ABSOLUTE
PROPERTY

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**51 Robinson Avenue, Waltham Cross
Hertfordshire EN7 5NY**

£579,950

Absolute Property are pleased to offer this four-bedroom semi-detached family home which boasts light and spacious accommodation. Located within walking distance to two local schools and Goff's Oak Village. Benefits include a driveway providing ample of off street parking, large kitchen/diner, through lounge, downstairs bathroom although potential to create an upstairs bathroom quite easily and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended.



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ACCOMODATION COMPRISES

[Entrance Hall|Guest Cloakroom|Through Lounge|Kitchen/Diner| Downstairs Bathroom|Four Bedrooms|Secluded Rear Garden| Driveway|

ROBINSON CLOSE:

This semi-detached residence is well presented and boasts light and spacious accommodation. The current owners have lovingly cared for this property. Each and every room has been decorated and well appointed. There are four bedrooms to the upper floor Two of the bedrooms outlook on to the rear garden. Downstairs the natural light main reception faces the front aspect allowing plenty of light to flow through with an open archway into the kitchen/diner with double doors opening to the rear garden, in addition you will find a downstairs bathroom (although there is easy potential to create an upstairs bathroom

OUTSIDE:

The property is accessed via driveway providing ample of parking for multiple vehicles. The rear garden has been landscaped with raised decking, rest laid to lawn with mature shrub borders providing a secluded setting.

LOCATION:

Robinson Close is ideally located within walking distance to two local junior Schools and Goff's Oak Village

ENTRANCE:

Front door opening to:

HALLWAY:

Doors to through lounge, kitchen/diner, bathroom, wood laminate flooring, radiator, stairs to first floor landing.

BATHROOM

(Downstairs but potential to create upstairs bathroom)

Three-piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment, ceiling spot lights, radiator, upvc double glazed frosted window to side and front aspect.

KITCHEN/DINER

(L Shaped)

Range of eye and base level units with under unit lighting, plumbing for washing machine and dishwasher, space for upright fridge freezer, gas cooker point, one and quarter bowl sink drainer unit with mixer taps, ceiling spot lights, tiled flooring, two upvc double glazed windows to side and rear aspect, open plan to through lounge, upvc double glazed double doors opening to rear garden.

THROUGH LOUNGE:

Coving to ceiling, ceiling spot lights, tv socket, radiator, electric fireplace, upvc double glazed window to front aspect.

BEDROOM ONE:

Built in wardrobes with sliding mirror doors, radiator, coving to ceiling, upvc double glazed window to rear aspect.

BEDROOM TWO:

Radiator, upvc double glazed window to front aspect

BEDROOM THREE:

Upvc double glazed window to rear aspect

BEDROOM FOUR:

Upvc double glazed window to side aspect.

FRONT ASPECT:

Shingled driveway providing off street parking for a number of vehicles.

REAR GARDEN:

Raised decking area with rest mainly laid to lawn with shrub borders, outside tap, outside lighting, side gate access.

