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PROPERTY

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**Fowley Mead Park Longcroft Drive, Waltham Cross  
EN8 7SX**

**Price Guide £90,000**

Two bed park home situated on a popular retirement site for the over 50's on Fowley Mead Park which is close to local shops and bus routes. Property benefits from gas central heating, own garden, two brick built storage sheds and allocated parking for one vehicle.





# Fowley Mead Park Longcroft Drive, Waltham Cross EN8 7SX

## Porch

2'10" x 5'1" (0.875 x 1.572)

Entry via uPVC glazed door with obscure glass leading through to internal porch. Two uPVC double glazed windows to the front and side aspects. Laminate flooring. Part glazed wooden door leading through to the hall.

## Hall

Vinyl flooring. Radiator. Wall mounted cupboard housing the fuse board. Smoke alarm. Ceiling light. Doors to kitchen, bedrooms and wet room.

## Living Room

11'11" x 9'9" (3.654 x 2.977)

A dual aspect room with uPVC double glazed window to the front and side aspects. Laminate flooring. Power points. Two radiators. Gas fire with wooden surround and tiled hearth (untested). Beams to ceiling. Ceiling light.

## Kitchen

9'10" x 9'7" x 7'6" (at narrowest) (3.002 x 2.928 x 2.306 (at narrowest))

A fully fitted kitchen with a range of wall and base cupboards with a laminate roll edge worktop over, inset with a stainless steel sink unit with mixer tap over and drainer to side. Freestanding gas cooker with extractor hood over. Gas central heating boiler. Space for freestanding washing machine and tumble dryer. uPVC double glazed windows to the front and rear aspects.

## Main Bedroom 1

9'8" x 7'11" (2.961 x 2.429)

uPVC double glazed window to the side aspect. Newly laid carpet. Power points. Radiator. Ceiling beams. Ceiling light.

## Bedroom 2

6'6" x 8'2" (1.989 x 2.490)

uPVC double glazed window to the rear aspect. Newly laid carpet. Power points. Radiator. Ceiling beams. Ceiling light.

## Wet Room

4'4" x 6'5" (1.343 x 1.961)

Wet room comprising of walk-in shower cubicle with shower over and separate shower attachment. Low level WC. Wash hand basin with chrome taps over. Vinyl flooring. Towel rail. Shelf. Extractor. uPVC double glazed window with obscure glass to the rear aspect.

## Exterior

The mobile home benefits from a good sized garden with a paved patio area providing space for outside dining and entertainment. Flower beds with various shrubs within borders and a lawn area to the rear. Two brick built storage sheds. There is also parking for one vehicle within the communal car park.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Score	Band	Pass/Fail	Score	Band	Pass/Fail
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92.01-100	A	Pass	10.01-10.99	A	Pass
85.01-91.99	B	Pass	9.01-9.99	B	Pass
78.01-84.99	C	Pass	8.01-8.99	C	Pass
71.01-77.99	D	Pass	7.01-7.99	D	Pass
64.01-70.99	E	Pass	6.01-6.99	E	Pass
57.01-63.99	F	Pass	5.01-5.99	F	Pass
50.01-56.99	G	Pass	4.01-4.99	G	Pass
43.01-49.99	H	Fail	3.01-3.99	H	Fail
36.01-42.99	I	Fail	2.01-2.99	I	Fail
29.01-35.99	J	Fail	1.01-1.99	J	Fail
22.01-28.99	K	Fail	0.01-0.99	K	Fail
15.01-21.99	L	Fail			
8.01-14.99	M	Fail			
1.01-7.99	N	Fail			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		