



Beehive Road, Waltham Cross | EN7 5NL

£719,995 | Freehold

 paulwallace

A WELL MAINTAINED and EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME situated in this SOUGHT AFTER RESIDENTIAL LOCATION, within walking distance to the village for all local amenities, EXCELLENT SCHOOLS and CUFFLEY STATION. Features include TWO RECEPTION ROOMS, BATHROOM and shower room, UTILITY ROOM, GARAGE, OWN DRIVEWAY and a good size REAR GARDEN. POTENTIAL TO CONVERT GARAGE (subject to planning permission), SOLAR PANELS with an average Cash Bank of £800 per year, also with a NEW Valiant Boiler installed December





Entrance Hall

Glazed front door, wood flooring, radiator, under stairs storage cupboard & Alarm keypad, stairs to first floor.

Reception Two

Double glazed window to the front, Telephone, TV & Power Points. Currently being used as a bedroom.

Lounge/Diner

Bright spacious room with wood flooring & double-glazed patio doors to the garden, feature fireplace with surround, radiators, spotlights, Telephone, TV & Power points. Door to Cloakroom/Utility.

Kitchen

Range of wall & base units with granite work surfaces & upstands. Space and plumbing with electric points for Dishwasher, fridge & freezer. 5 Ring Gas hob with extractor fan & 2 built-in ovens. Two double-glazed windows and a glazed door to the garden & spotlights. Door to Cloakroom/Utility

Utility Room

Base units, plumbing for washing machine, sink unit with mixer taps, skylight, door to garage, door to cloakroom

Cloakroom

Wash hand basin, low flush w/c, heated towel rail

First Floor Landing

Access to loft space, spotlights

Bedroom One

Double glazed window to the front, radiator, spotlights & TV point.

Shower Room

Comprising shower cubicle, wash hand basin, heated towel rail, extractor

Bedroom Two

Double glazed window to the front, radiator, spotlights & TV point.

Bedroom Three

Double glazed window to the rear, radiator, spotlights, TV point & floor-to-ceiling fitted wardrobes.

Bedroom Four

Double glazed window to the rear, radiator, spotlights, TV point & floor-to-ceiling fitted wardrobes. Currently being used as an office.

Family Bathroom

Comprising tiled panelled bath with mixer tap and hand shower attachment, vanity wash hand basin, low flush w/c, heated towel rail, airing cupboard, spotlights, tiled flooring, window to rear.

Exterior

Property also benefits from solar panels.

Garage

Up & Over door, power & light connections, with New Gas boiler & water tap, accessible from an internal door to the property.

Rear Garden

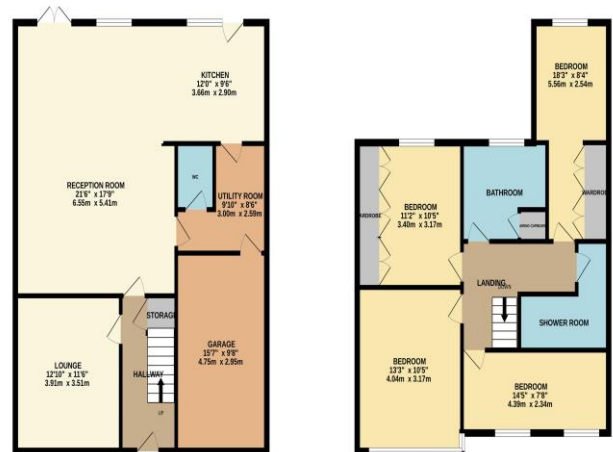
Mainly laid to lawn, patio area, flower borders & summer house with light & power connection.

Own Driveway

Blocked paved drive with floor lights, off-street parking for 2/3 cars & outdoor power socket.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and other parts herein are approximate and are not intended to constitute a contract or any other legal obligation. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency. See page 10 for more information.

Council Tax
EPC Rating

| E
| D

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



paulwallace

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.