



2a Bullsmoor Gardens

Waltham Cross, EN8 8HX

Price £475,000



**** CHAIN FREE **** Kirby Colletti are pleased to offer this SUPERBLY PRESENTED BRAND NEW TWO DOUBLE BEDROOM END OF TERRACE HOUSE. Offering a 23ft Lounge/Diner/Fitted Kitchen with sliding patio doors to 51ft South Facing Rear Garden, Ground Floor W.C, Luxury Bathroom/W.C, Gas Central Heating, uPVC Double Glazing and Planning Permission For Loft Conversion.

Located within an established residential street close to excellent road links including the A10, M25 and Waltham Cross Town Centre & Railway Station with it's frequent service into London.

- BRAND NEW
- GROUND FLOOR W.C
- UPVC DOUBLE GLAZING
- *PLANNING PERMISSION GRANTED FOR AN ADDITIONAL LOFT ROOM*
- TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- LUXURY BATHROOM/W.C
- EXCELLENT LOCATION FOR A10/M25 ROAD LINKS
- 23FT LOUNGE/DINER/FITTED KITCHEN
- 51ft SOUTH FACING REAR GARDEN
- CLOSE TO WALTHAM CROSS RAILWAY STATION



ACCOMMODATION

Entrance door to:

RECEPTION HALL

15'3 x 6'6 (4.65m x 1.98m)

Recessed ceiling spotlights. Laminate wood flooring. Stairs up to first floor.

GROUND FLOOR W.C

5'11 x 4'6 (1.80m x 1.37m)

Low level W.C. Wash hand basin with cupboard under. Laminate wood flooring. Recessed ceiling spotlights. Extractor fan.

LOUNGE/DINER/KITCHEN

23'11 x 15'9 max (7.29m x 4.80m max)

Front aspect double glazed bay window and rear aspect sliding patio door to garden. Recessed ceiling spotlights. Laminate wood flooring. Two radiators.

Kitchen: Range of high gloss wall and base mounted units with stone worksurfaces over. Inset stainless steel sink unit. Electric hob, oven below and extractor fan above. Integrated fridge / freezer. Integrated washing machine. Recessed ceiling spotlights.

FIRST FLOOR LANDING

9'1 x 6 (2.77m x 1.83m)

BEDROOM ONE

15'10 x 11 max (4.83m x 3.35m max)

Front aspect double bay window and separate box bay window. Radiator.

BEDROOM TWO

12'7 x 9'5 (3.84m x 2.87m)

Rear aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

8'9 x 5'5 (2.67m x 1.65m)

Rear aspect double glazed window. Fully tiled wall and floor. Tiled enclosed bath with mixer tap and separate shower unit. Wash hand basin with cupboard under. Low level W.C. Chrome heated towel rail. Recessed ceiling spotlights.

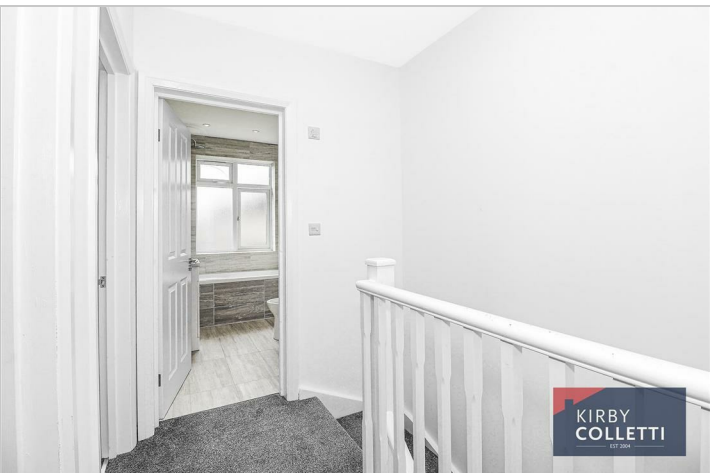
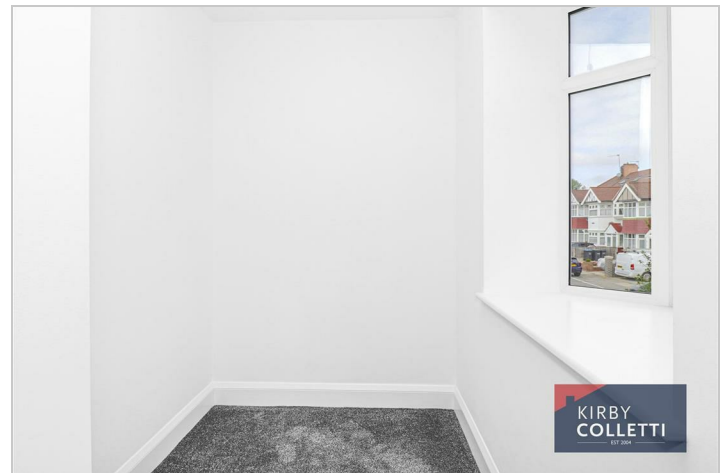
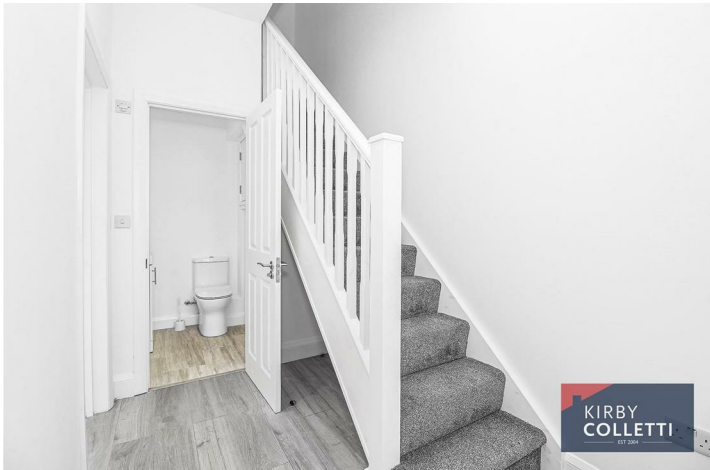
OUTSIDE

REAR GARDEN

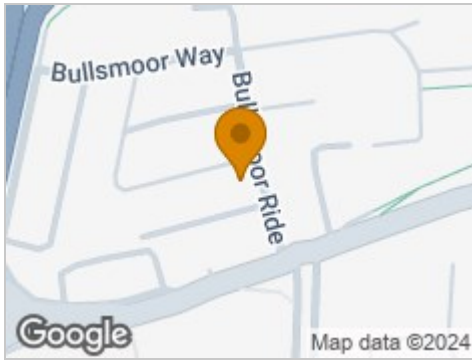
51ft deep. South facing. Paved patio. Remainder laid to lawn with flower bed to one side. Outside light and power point. Pedestrian side access.

FRONT GARDEN

Block paved providing parking for 1 car, retained by low level rendered wall.



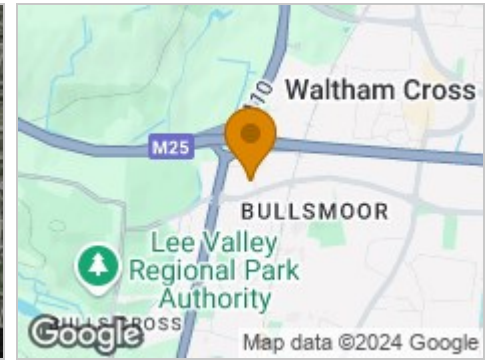
Road Map



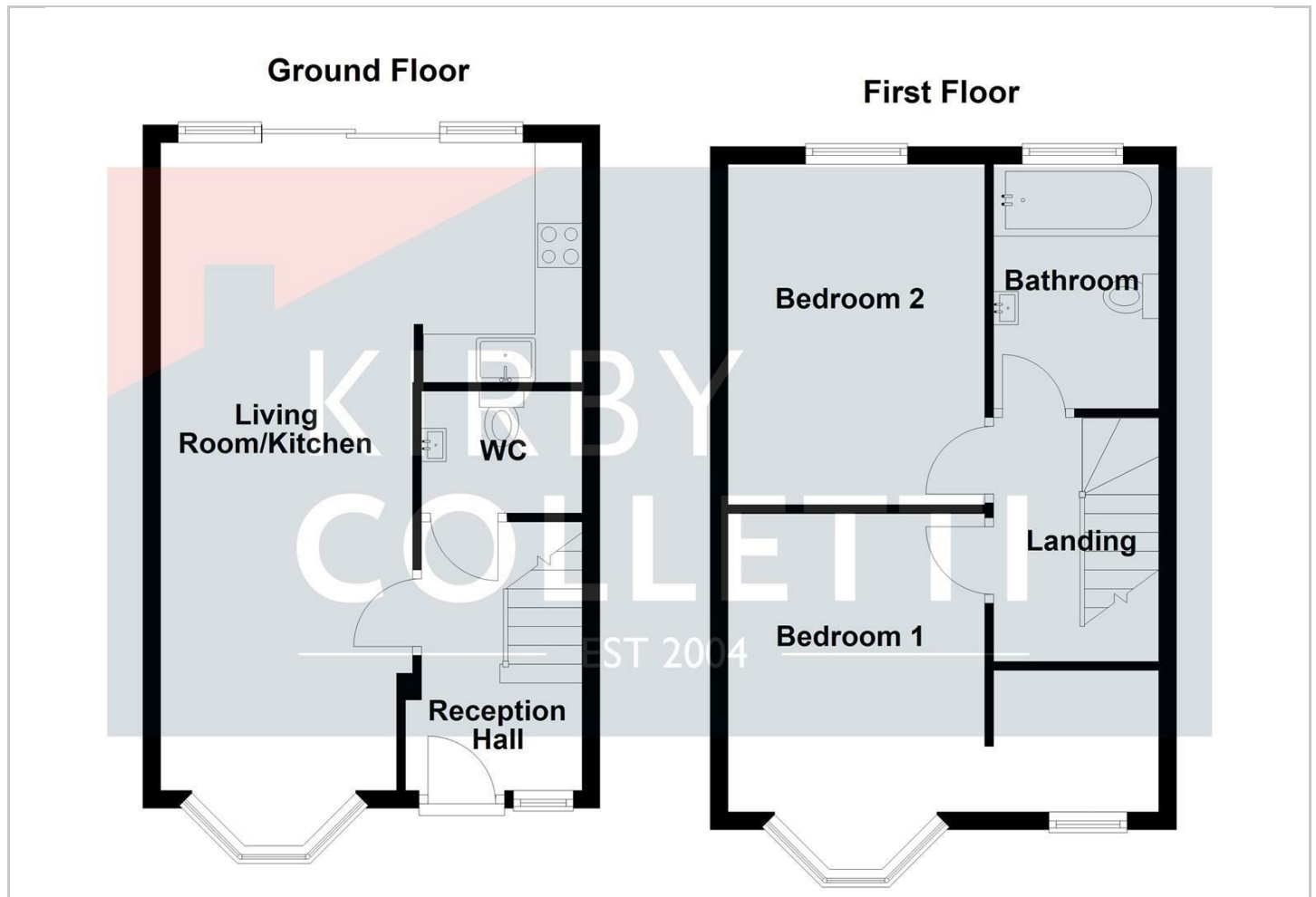
Hybrid Map



Terrain Map



Floor Plan

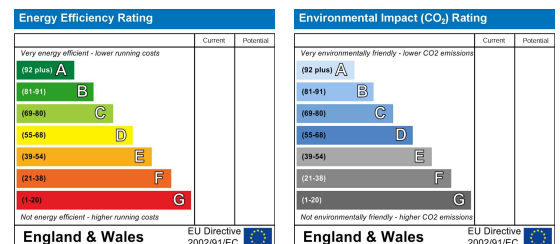


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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