



Queens Road, Waltham Cross

Under Offer (SSTC)

£355,000 (Freehold)





Welcome to this charming Victorian terraced cottage located on Queens Road in the delightful town of Waltham Cross.

Baker and Chase present Essex Cottages, located on Queens Road in the delightful town of Waltham Cross. This lovely Victorian terraced property, built in 1895, offers a perfect canvass to create a lovely home, in a wonderfully convenient location. The property is offered to the market chain free.

As you step inside, you are greeted by two inviting reception rooms that offer versatile spaces for relaxation and entertainment. The front reception room welcomes you with a small entrance lobby, and the second reception leads to the kitchen and has stairs to the first floor.

The first floor provides a practical layout, with two good size, functional bedrooms, and a hallway leading to a spacious bathroom, with ample space for a large 4-piece bathroom suite.

One of the highlights of this property is its delightful garden. The block-paved garden not only adds to the aesthetic appeal of the cottage but also provides a low-maintenance outdoor space for you to enjoy. With the potential for rear access, which could be reinstated, you have the opportunity to create a convenient entry point to the property.

With its Victorian charm and character, this terraced cottage is a rare find. Don't miss the opportunity to make this house your home and enjoy the warmth and comfort it has to offer. Contact us today to arrange a viewing and step into your own piece of history on Queens Road.

Local Authority: Broxbourne

Tax Band: C

Front Garden

Pickett fence, door to:

Front Reception

Small entrance lobby with UPVC door to front aspect, double glazed window to front aspect, built in storage, radiator, dado rail, coving to ceiling, access to:

Rear Reception

Double glazed window to rear aspect, stairs to first floor, feature fire place, built in storage, coving to ceiling, dado rail, access to:

Kitchen

Double glazed windows to rear and side aspect, double glazed UPVC door to side aspect, matching range of wall and base units, 1 1/2 stainless steel sink and drainer with mixer tap, plumbed spaces for appliances, wall mounted boiler, 4-ring electric hob, integrated electric oven and grill, extractor hood over, tiled splash backs.

First Floor Landing

Doors to:

Bedroom 1

Double glazed window to front aspect, radiator, built in over stairs storage, dado rail, coving to ceiling, loft access with pull down ladder, ceiling fan

Hallway

Doors to:

Bedroom 2

Double glazed window to rear aspect, radiator

Bathroom

Double glazed opaque window to rear aspect, corner shower unit, vanity hand basin with built in storage under, large panel bath with shower attachment, low flush w/c, radiator





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Garden

Block paved, potential for rear access (would need to be reinstated), outside tap.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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VAT: The VAT position relating to the property may change without notice

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Approximate Gross Internal Area 769 sq ft - 71 sq m
Ground Floor Area 392 sq ft - 36 sq m
First Floor Area 377 sq ft - 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Broxbourne / Council Tax Band: C

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