



**92 Eastfield Road | Waltham Cross | EN8 7EX**

**Asking Price £425,000**

Victorian three bedroom extended family home located within walking distance of both Theobalds Grove and Waltham Cross train stations. On the ground floor there is a living room, dining room, kitchen, utility and bathroom. On the first floor there are three bedrooms, with an en-suite WC to the master bedroom. There is a small front garden with adjacent parking for one vehicle, and a very attractive 100 ft. rear garden which leads to a single garage. The property benefits from double glazing, gas central heating and lots of fitted storage. Some updating required ! NO UPPER CHAIN !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

**T** 01763 272605

**E** enquiries@chrisdellar.co.uk

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)



### Storm Porch

Partially glazed front door to:

### Reception Hall

Radiator. Wood laminate floor covering. Stairs to first floor.

### Living Room

**12'11 x 12'6 (3.94m x 3.81m)**

Double glazed bay window to front. Inset log effect electric fire. Radiator. Low level understairs storage cupboard. Open to:

### Dining Room

**9'10 x 9'10 (3.00m x 3.00m)**

Radiator. Wood laminate floor covering. Door to bathroom. Sliding glass doors to:

### Kitchen

**9'6 x 9'6 (2.90m x 2.90m)**

Double glazed windows to rear with views over garden. Range of wall & base units incorporating drawers, roll top work surfaces and stainless steel single drainer sink unit with mono block tap over. Space for fridge/freezer and cooker. Space & plumbing for washing machine. Vinyl floor tiles. Ceiling spotlights. Door to:

### Utility

**9'10 x 5'9 (3.00m x 1.75m)**

Wood laminate floor covering. uPVC double glazed door to rear garden.

### Bathroom

**9'10 x 5'7 (3.00m x 1.70m)**

Two double glazed windows with obscure glass taking borrowed light from utility room. Suite comprising panel enclosed bath, vanity unit with inset wash hand basin and low flush WC. Separate tiled shower cubicle. Tiling to dado height. Radiator.

### First Floor Landing

Doors to bedrooms.

### Bedroom One

**12'10 x 10'2 (3.91m x 3.10m)**

Two double glazed windows to front. Two fitted double wardrobes. Radiator. Door to:

### En-suite WC

Pedestal wash hand basin and low flush WC. Extractor fan.

### Bedroom Two

**10'2 x 9'4 (3.10m x 2.84m)**

Double glazed window to rear. Range of fitted wardrobes & cupboards. Radiator.

### Bedroom Three

**7'4 x 6'2 (2.24m x 1.88m)**

Double glazed window to rear. Radiator.

### EXTERIOR

### Front Garden

Small shingled area with established evergreen shrub and pathway to front door adjacent to:

### Driveway

Providing off street parking for one vehicle immediately to the front of the house.

### Rear Garden

**100'0 in length (30.48m in length)**

Very attractive with small terrace at rear of house leading to lawns, vegetable patches, planted borders. greenhouse and timber storage shed (with light & power). Pathway extends length of garden to:

### Garage

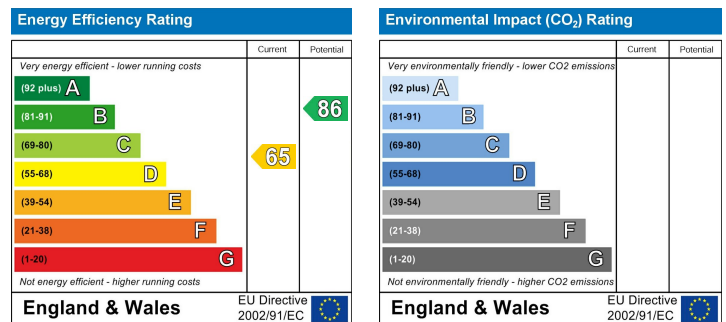
**17'9 x 8'6 (5.41m x 2.59m)**

With up & over door, light and power connected.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

### Energy Performance Certificate



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH  
T 01763 272605  
E enquiries@chrisdellar.co.uk

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)