



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Enfield Avenue
New Waltham
New Waltham
DN36 4RD

Offers in the Region Of
£155,000

Being sold with NO FORWARD CHAIN, is this deceptively spacious three bedroom semi-detached dormer bungalow found within the popular village of New Waltham. Although the property would benefit from some redecoration and modernisation, the property does benefit from gas central heating, uPVC double glazing and a recently upgraded shower suite. Heading inside the accommodation will reveal the lounge, kitchen-diner, shower room and two bedrooms to the ground floor. To the first you find another good sized double bedroom with built in storage. Externally there are fairly low maintenance front and rear gardens with a concrete driveway allowing for ample off road parking or standing for a caravan or similar.

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Lounge

13' 1" x 14' 9" (3.98m x 4.49m)

Benefitting from carpeted flooring, radiator, neutral decor with wooden beams to the ceiling and uPVC bay window

Kitchen

10' 3" x 17' 6" (3.12m x 5.33m)

Benefitting from base and wall mounted units with integral oven, hob, one a half sink with drainer, uPVC window to the side and door to the rear which provides access to the garden.

Bedroom 1

10' 3" x 10' 7" (3.12m x 3.22m)

Briefly comprising of carpeted flooring, radiator, built in storage and uPVC window to the front elevation.

Bedroom 2

9' 7" x 10' 2" (2.92m x 3.10m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bedroom 3

10' 11" x 14' 9" (3.32m x 4.49m)

Located on the first floor, this room comprises of carpeted flooring, radiator, built in storage and dual aspect uPVC windows.

Shower Room

5' 1" x 6' 2" (1.55m x 1.88m)

This modern shower suite comprises of a corner shower, vanity basin, WC, laminate flooring, towel rail radiator and uPVC window to the rear elevation.

Externally

Externally there are fairly low maintenance front and rear gardens with a concrete driveway allowing for ample off road parking or standing for a caravan or similar.

All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



GROUND FLOOR
58.1 sq.m. (625 sq.ft.) approx.

1ST FLOOR
18.2 sq.m. (196 sq.ft.) approx.



TOTAL FLOOR AREA: 76.3 sq.m. (821 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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