



27 Hedworth Avenue, Waltham Cross, EN8 8AP  
Offers In Excess Of £525,000



## 27 Hedworth Avenue, Waltham Cross, EN8 8AP

Located a short distance from both Theobalds Grove and Waltham Cross Train Stations is this fantastic Four/Five Bedroom Home. The property benefits from both a rear extension and a loft extension. There are also Two Reception Rooms downstairs (one being used as a fifth bedroom) alongside spacious Lounge, Kitchen/Diner and Downstairs WC. Parking is definitely not an issue as this property has a driveway and Garage to rear. Call Now, Viewing highly advised!



**Porch** 4" x 2" (1.22m x 0.61m)

**Lounge/Reception One** 20" x 12" (6.10m x 3.66m)  
Spacious Lounge with double glazed bay window to front aspect and door to Downstairs WC.

**Downstairs WC**  
Closed Couple WC with hand basin and storage cupboards.

**Kitchen/Diner**  
23" x 12"(narrowing to 9" (7.01m x 3.66m(narrowing to 2.74m)  
Eye and base level units with worksurfaces and breakfast bar, fitted oven with gas hob and extractor hood, space for appliances and dining table. Double glazed window and French doors either side leading to rear garden.

**Reception Two**  
16"(narrowing to 14") x 7"(narrowing to 5" (4.88m(narrowing to 4.27m) x 2.13m(narrowing to 1.5)  
Currently used as a bedroom. Double glazed window to front aspect

**First Floor Landing**  
Doors leading to all rooms and stairs to Bedroom Two.

**Bedroom One** 11" x 9" (3.35m x 2.74m)  
Double glazed bay window to front aspect and storage cupboards.

**Bedroom Two** 14" x 10" (4.27m x 3.05m)  
Door to En-Suite and double glazed window to rear aspect.

#### **En-Suite to Bedroom Two**

**Bedroom Three** 9'11" x 8'10" (3.02m x 2.69m )  
Double glazed window to rear aspect and fitted cupboards.

**Bedroom Four** 12" x 6" (3.66m x 1.83m )  
Double glazed window to rear aspect and storage cupboards.

**Bathroom**  
Panel-enclosed bath with mixer tap and shower over, vanity hand basin with pillar taps. Close couple WC, frosted double glazed window to front aspect.

**Exterior Front**  
Driveway for at least 2 cars.

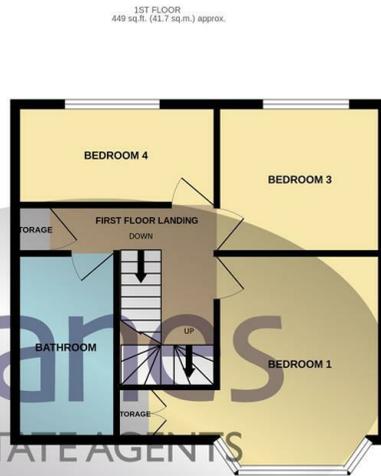
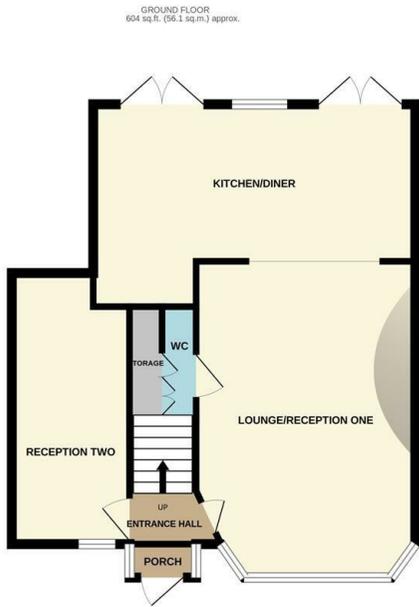
**Exterior Rear**  
Decking area with pathway alongside lawn leading to double garage.

**Garage**  
Double Garage with electric roller shutter, rear access also.

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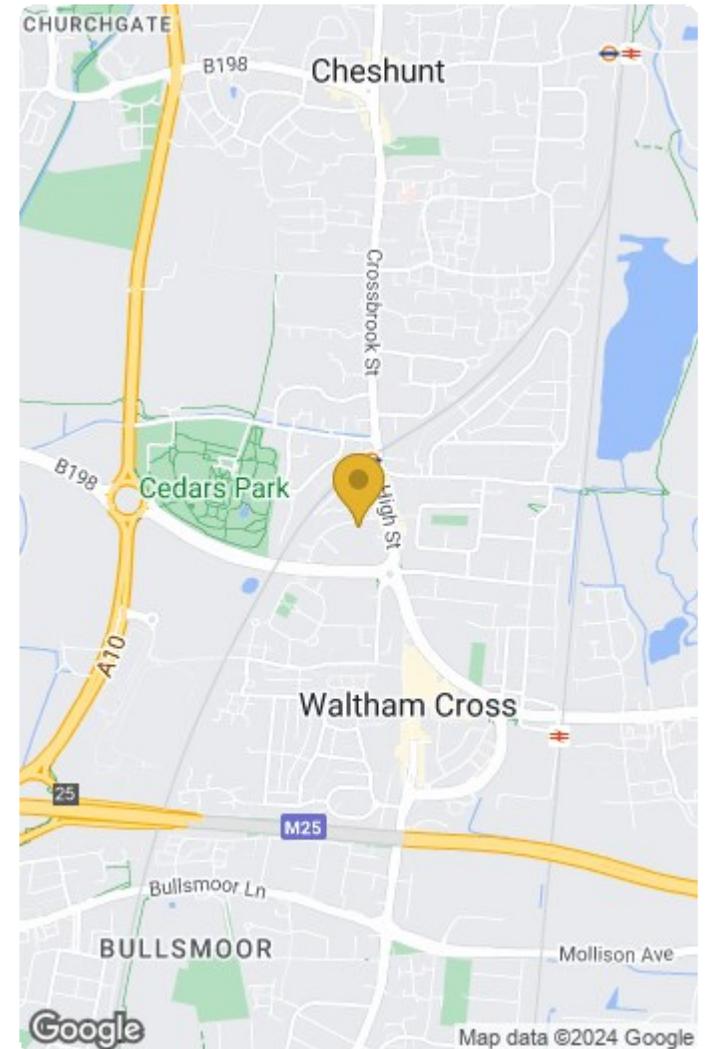






TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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 only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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