48 Benedictine Gate, Waltham Cross, EN8 0XB
Offers Over £400,000

Lanes
ESTATE AGENTS

48 Benedictine Gate, Waltham Cross, EN8 0XB

Lanes are pleased to present this TWO bedroom SEMI-DETACHED property situated in a quiet cul-de-sac on the ever popular 'Thomas Rochford Estate'. The property benefits from off street parking, garage to the side, conservatory, landscaped rear garden, upstairs bathroom and much more!

The property also has the potential of a double storey side extension (STPP) and the potential to convert the garage to more downstairs living space (STPP).

The 'Thomas Rochford Estate' is close 'Brookfield Retail Park' with a vast array of retail shops, cafes and eateries.

Call now to avoid disappointment.

Entrance Hall

Lounge
13'1" x 11'11" (3.99m x 3.63m)

Kitchen
9' x 5' (2.74m x 1.52m)

Conservatory

First Floor Landing

Bedroom One
11'11" x 8' (3.63m x 2.44m)

Bedroom Two
8'10" x 7' (2.69m x 2.13m)

Bathroom

Rear Garden
Landscaped rear garden Side access and door to Garage.

Garage to Side
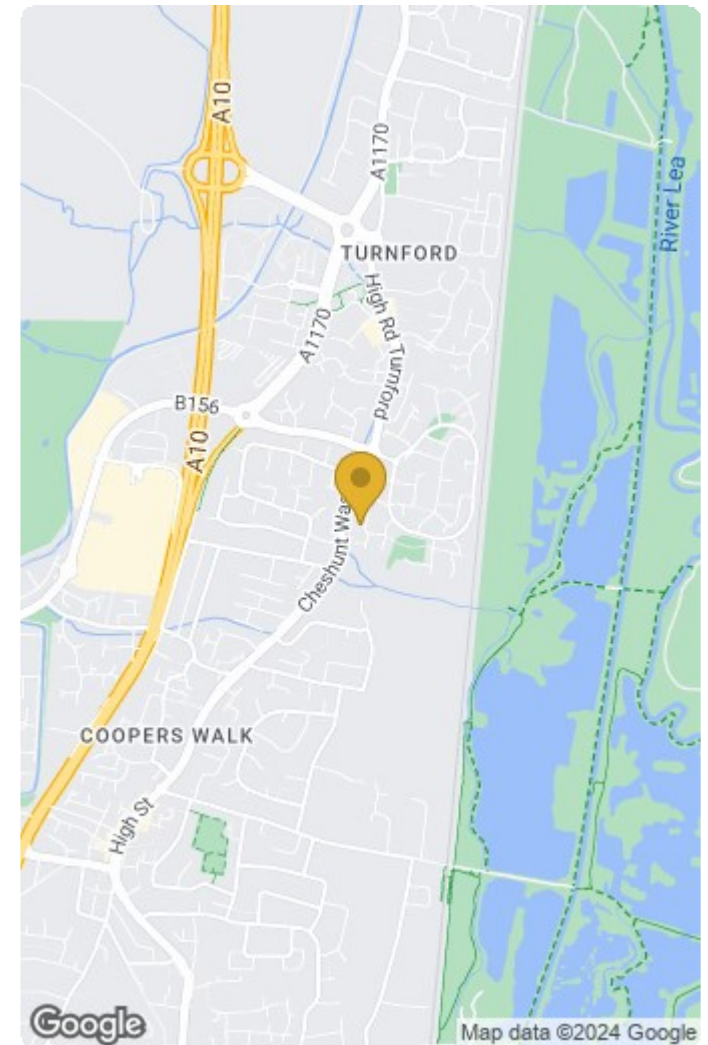Potential to convert to more living space (STPP)

REFERENCE
CH6469- LANES CHESHUNT ESTATE AGENTS

CONSERVATORY

BEDROOM

BATHROOM

LANDING
DOWN

LOUNGE

Lanes
ESTATE AGENTS

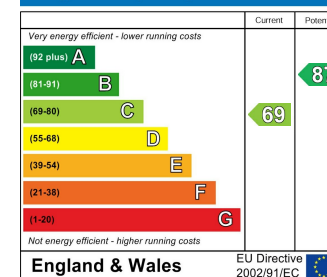STORAGE

BEDROOM

GARAGE

WARDROBE

KITCHEN

HALL   UP

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.
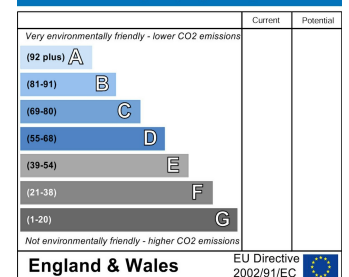Made with Metropix ©2024

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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