

Lanes

ESTATE AGENTS

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66 Northfield Road, Waltham Cross, EN8 7RF

£450,000

A three bedroom end of terrace home in Waltham Cross. The property comprises of a lounge/diner, garage to side, driveway, downstairs shower room, rear garden and much more. This property has massive potential to extend (STPP). Theobalds Grove Train Station is only 0.3 miles away as well as Waltham Cross Train Station also being close by with both having direct links into London. It is also in close proximity to amenities and the high street. In need of modernisation and offered chain free.

CALL NOW!



Front Exterior

Driveway with gated front and garage to side.

Porch

Door to

Entrance Hall

Stairs to First Floor Landing as well as doors to Lounge and Kitchen.

Lounge

29" x 11" (8.84m x 3.35m)

Through Lounge with bay window to front aspect and sliding door leading to rear garden.

Kitchen

8" x 6" (2.44m x 1.83m)

Eye and base level units with worksurfaces, space for appliances.

Lean to

21" x 10" (6.40m x 3.05m)

Doors leading to rear garden, downstairs shower room and garage.

First Floor Landing

Doors leading to all rooms, window to side aspect, access to loft and cupboard.

Bedroom One

10" x 10" plus bay window (3.05m x 3.05m plus bay window)

Bay window to front.

Bedroom Two

11" x 10" (3.35m x 3.05m)

Window to rear aspect and fitted wardrobe.

Bedroom Three

8" x 6" (2.44m x 1.83m)

Window to front aspect.

Bathroom

Corner bath with closed couple WC, hand basin and window to rear aspect.

Rear Exterior

Mainly laid to lawn, with storage unit to the rear. Plenty of space for a potential outbuilding or annexe in rear garden (STPP)

Garage

Potential to convert to extra room.

Reference

AX/EB/PL CH6411- CHESHUNT/WALTHAM CROSS ESTATE AGENT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

