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Bellamy Road,  
Widnes  
£500,000

**Sanctuary**  
Sales & Lettings

## **Bellamy Road, Waltham Cross, EN8 9JS - £500,000**

Sanctuary Sales & Lettings are pleased to offer this 3 bedroom extended semi detached family home situated on the sought after Windmill Development in Central Cheshunt, within walking distance to Cheshunt BR Station, major road links and shops. The property has been recently re-decorated throughout and offers a lounge, fully fitted kitchen/diner, games room/second reception area, ground floor cloakroom, fully double glazed, gas central heating, cavity insulated walls, West facing well maintained rear garden, driveway and garage to side. A viewing is highly recommended.

### **PORCH**

### **CLOAKROOM**

### **ENTRANCE HALLWAY**

### **LOUNGE**

15.50 x 11.67

### **KITCHEN/DINER**

17'70 > 8.53 x 14.32 > 9.03

### **RECEPTION AREA**

9.06 x 8.06

### **FIRST FLOOR LANDING**

### **BEDROOM ONE**

12.81 x 10.70

### **BEDROOM TWO**

10.71 x 10.67

### **BEDROOM THREE**

7.06 x 6.75

### **BATHROOM**

7.59 x 7.03

### **EXTERIOR**

### **WEST FACING REAR GARDEN**

### **DRIVEWAY TO FRONT**

### **GARAGE TO SIDE**

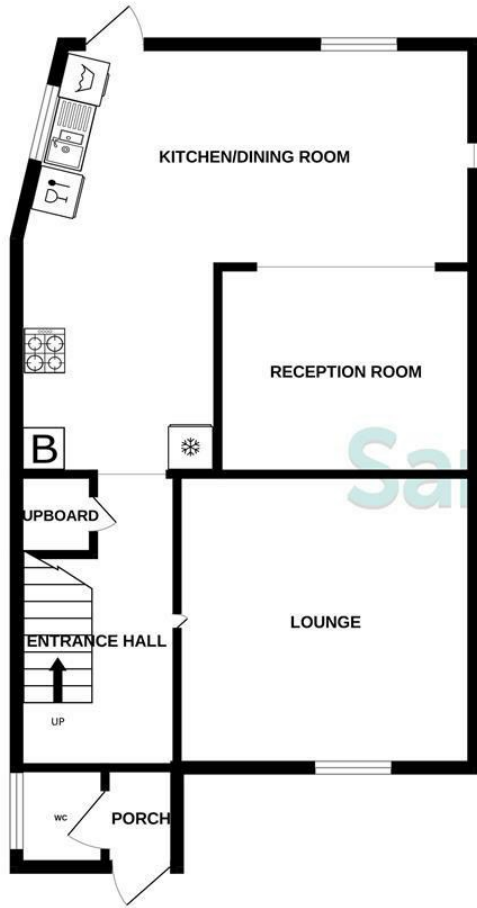
### **AGENTS NOTE**

In accordance with the Property Misdescriptions Act 1991 we declare that this property is owned by a member of staff of Sanctuary Sales and Lettings.





GROUND FLOOR



1ST FLOOR

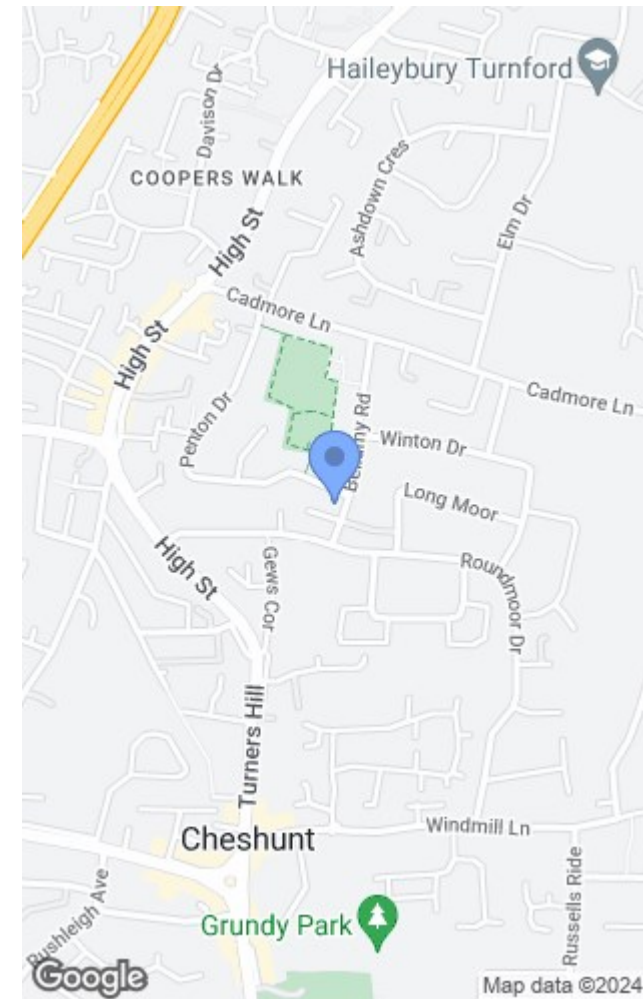


Sanctuary  
Buntingford



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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		58	
(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			83
(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	

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Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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