



## 47 CHADWELL SPRINGS

WALTHAM, DN37 0UU

**£250,000**  
**FREEHOLD**

We are excited to offer this immaculate, detached family home in the popular Waltham Village. The property is ideally located with great public transport links, local amenities, and schools nearby. Upon entry, you'll find a welcoming hallway with a cloakroom. The ground floor features a bright lounge with dual-aspect windows and an electric fire, along with a spacious dining room that opens into the garden via French doors. The modern kitchen is fully equipped with an oven, gas hob, integrated washer, fridge-freezer, and plumbing for a dishwasher. Upstairs, there are four generously sized bedrooms. The master bedroom includes built-in wardrobes and an en-suite shower room. The other three bedrooms are light-filled and spacious, ideal for children or guests. The family bathroom is fully tiled and includes a bath, WC, and sink. Outside, the property offers a garage, additional parking space, and a well-maintained garden. With uPVC double glazing and gas central heating, this home is both energy-efficient and comfortable year-round. This is a fantastic opportunity to own a spacious, well-presented family home in a desirable location. Contact us today to arrange a viewing.



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### ENTRANCE HALLWAY

As you enter the property through the glazed side entrance door you are met with a bright and light hallway, with double doors to the lounge, door to W.C, door to kitchen and a wide staircase to the first floor

### LOUNGE

Spacious room with dual aspect views via a front facing bay window and a side facing picture window, with feature electric fire suite and double doors into the dining room

### KITCHEN

With a range of wall and base units in grey shaker style and complimenting worktops, built in oven with hob and extractor over, integrated fridge freezer, space for dishwasher and an integrated washing machine. a window and glazed door overlooks and access the rear garden and an internal door leads to the dining room

### DINING ROOM

With both French style doors leading to the rear garden and double doors leading back into the lounge this sunny space makes an excellent dining space or second sitting room/playroom

### FIRST FLOOR HALLWAY

With doors to all upstairs rooms and access to the loft

### MASTER BEDROOM

With fitted wardrobes and cupboards and a window overlooking the rear this lovely room has ample space for a king sized bed and has a door leading to the un-suite

### ENSUITE

With walk in shower cubicle tiled with mains powered shower, vanity hand wash basin in white and low flush W.C

### BEDROOM TWO

This bedroom is equally a good size and has a window overlooking the front aspect and fitted cupboards to the overhead of the bed space

### BEDROOM THREE

located to the rear pf the property and currently utilised as an office this room has ample space for a double bed

### BEDROOM FOUR

Located to the front this room is a perfect guest bedroom

### FAMILY BATHROOM

With low flush W.C, panelled bath with tiling to splash backs and handheld shower attachment and hand wash basin.

### EXTERNALLY

As you approach the property from the front you are met with a block paved driveway leading down the side to the garage, the driveway provides off road parking for 2 vehicles or 1 caravan comfortably with an additional parking space to the front of the house.

To the rear the garden is mainly laid to lawn with decorative planting areas for shrubs and trees, to the rear of the garden is a summer house style shed and to the opposite side is a gravelled area perfect for seating. the boundaries are mainly fenced for privacy,

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### ADDITIONAL INFORMATION

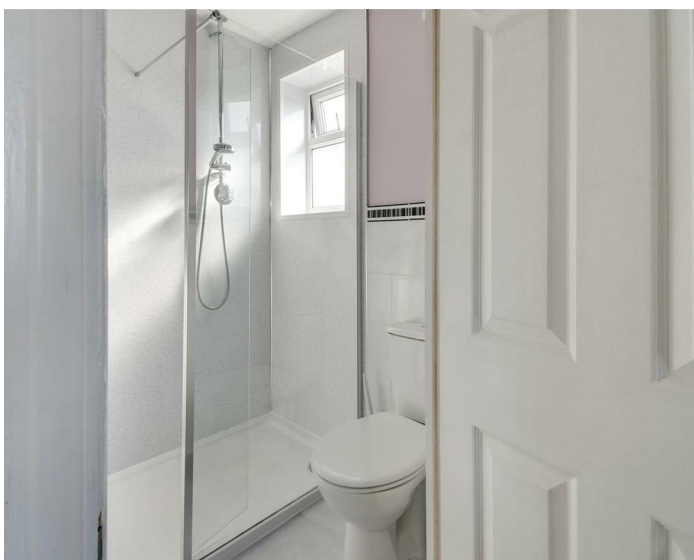
**Local Authority –**

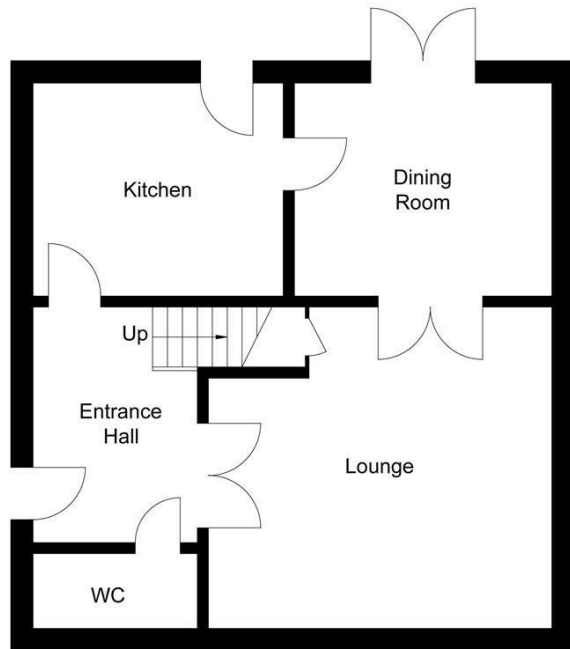
**Council Tax – Band C**

**Viewings – By Appointment Only**

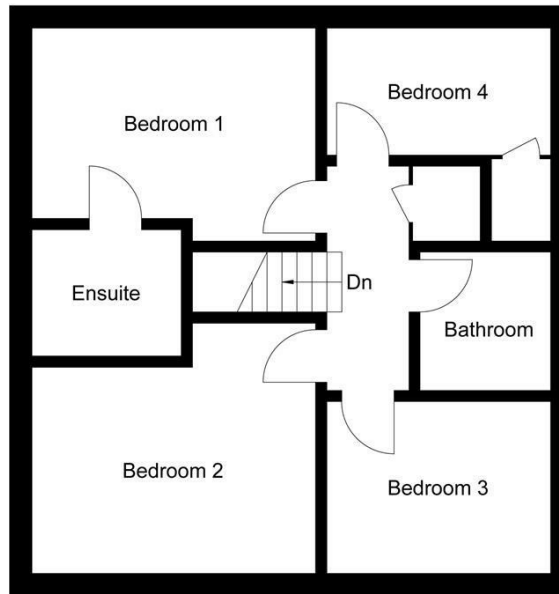
**Floor Area – 1087.16 sq ft**

**Tenure – Freehold**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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