

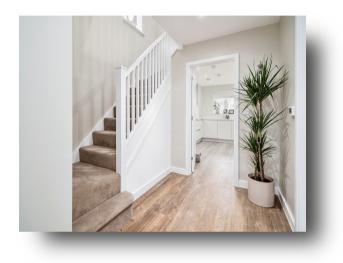
St Johns Road, Waltham Cross EN7 5PN



# welcome to

# **St Johns Road, Waltham Cross**

William H Brown are delighted to bring to the market this substantial and simply stunning four bedroom detached family home situated situated in a quiet cul de sac location within this lovely development in the heart of popular Goffs Oak. An internal viewing is an absolute must!













#### Accommodation Comprising Of Entrance Hall Amtico flooring, radiator

#### **Downstairs Wc**

Double glazed window to front aspect, wc, wash hand basin, radiator, Amtico flooring

#### **Living Room**

14' 7" x 11' 4" ( 4.45m x 3.45m ) Double glazed window to front aspect, radiator

#### **Kitchen/Dining Room Area**

21' 2" x 14' 6" ( 6.45m x 4.42m )

#### Kitchen

Double glazed window to rear aspect. A range of modern wall and base units with silestone worktops and splashback. A range of high end appliances including an integrated fridge freezer, an AEG induction hob, extractor fan, an integrated double oven, an AEG washing machine and a Zanussi dishwasher. Radiator and Amtico flooring

#### **Dining Room Area**

French doors to rear, Amtico flooring, radiator

### Landing

Double glazed window to side aspect, loft access

#### Bedroom 1

12' 4" x 13' 7" ( 3.76m x 4.14m ) Double glazed window to front aspect, radiator

#### **En-Suite**

Double glazed window to side aspect, Wc, wash hand basin, shower cubicle with wall mounted controls, tiled floor, chrome heated towel radiator

**Bedroom 2** 11' 8" x 10' 8" ( 3.56m x 3.25m ) Double glazed window to rear aspect, radiator

**Bedroom 3** 10' 3" x 11' 8" ( 3.12m x 3.56m ) Double glazed window to rear aspect, radiator

**Family Bathroom** Double glazed window to side aspect, enclosed bath, wash hand basin, wc, chrome heated towel radiator, tiled floor and part tiled walls

Double glazed window to front aspect, radiator

#### Exterior

Bedroom 4

10' 10" x 8' 7" ( 3.30m x 2.62m )

To the front of the property is a driveway affording offstreet parking and a garage. To the rear is a well maintained garden with a patio area and lawn area. There is also access to the garage from the rear garden





### welcome to

# St Johns Road, Waltham Cross

- Detached family home
- Driveway and garage
- Four bedrooms
- Main bathroom, en-suite and downstairs wc
- Virtually brand new home

Tenure: Freehold EPC Rating: B

# £700,000





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postcode not the actual property



Property Ref: BRX108468 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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