









welcome to

Abbey Road, Waltham Cross

William H Brown are delighted to bring to the market this stunning three bedroom family home situated in the heart of Waltham Cross. An internal viewing is a must!













Accommodation Comprises Of: Entrance Hall

Laminate floor, storage cupboard, radiator.

Shower Room

Double glazed window to rear aspect, wc, shower cubicle, tiled floor, part tiled walls.

Lounge / Diner

29' 11" max x 11' 8" max (9.12m max x 3.56m max) Double glazed window to front aspect, laminate floor, two radiators.

Kitchen

12' max x 7' 10" max (3.66m max x 2.39m max) Laminate floor, a range of wall and base units with complimenting worktops, gas hob, plumbing for washing machine, space for fridge freezer, integrated oven.

Conservatory

Tiled floor, double glazed window to rear aspect.

Landing

Access to loft.

Bedroom 1

13' 10" \times 11' 9" ($4.22m \times 3.58m$) Double glazed window to front, fitted wardrobe, radiator.

Bedroom 2

12' 4" \times 11' 9" ($3.76m \times 3.58m$) Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

 $9' \ 9'' \ x \ 5' \ 4'' \ (\ 2.97m \ x \ 1.63m \)$ Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, paneled bath, wc, tiled floor, tiled walls, wash hand basin.

Exterior

Rear Garden

To the rear of the property is a patio area, lawn area, garage.





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Abbey Road, Waltham Cross

- Three Bedrooms
- Garage
- Popular residential location
- Close to waltham cross centre
- Living room

Tenure: Freehold EPC Rating: D

£475,000







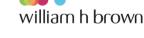


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109126



Property Ref: BRX109126 - 0004 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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