



Cornwall Close, Waltham Cross EN8 7RA

welcome to

Cornwall Close, Waltham Cross

William H Brown are delighted to bring to the market this lovely semi detached three bedroom family home situated on one of the most sought after roads in Waltham Cross. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Radiator, storage cupboard.

Lounge

13' 4" x 11' 4" (4.06m x 3.45m)

Double glazed window to front aspect, radiator.

Kitchen / Diner

21' 3" max x 17' 4" max (6.48m max x 5.28m max)

Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to rear aspect, island, integrated dishwasher, integrated washing machine, integrated fridge freezer, fully working gas fireplace, karndean flooring.

Landing

Double glazed window to side aspect, access to the loft.

Bedroom 1

13' 5" x 12' 10" (4.09m x 3.91m)

Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom 2

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom 3

7' 4" x 6' 9" (2.24m x 2.06m)

Double glazed window to front aspect, radiator.

Bathroom

Two double glazed windows to rear aspect, chrome heated radiator, tiled walls, vinyl floor, walk in shower cubicle.

Exterior Front Garden

To the front of the property is a driveway.

Rear Garden

To the rear of the property is a patio area, shed, decked area.





view this property online williamhbrown.co.uk/Property/BRX109326



welcome to

Cornwall Close, Waltham Cross

- Semi detached
- Extended
- Three bedrooms
- Driveway
- Next to playing fieldss

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£525,000



Total floor area 112.1 m² (1,207 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX109326



Property Ref:
BRX109326 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk