



**Berkley Avenue  
Waltham Cross**



**£649,950  
Freehold**

**JR Sales & Lettings**

## Spacious Five-Bedroom Family Home with Ground Floor Annex, Detached Garage & Gated Parking

This beautifully extended five-bedroom home offers generous living space and exceptional versatility. The property features a stunning open-plan kitchen and dining area with a sleek quartz worktop, a through lounge/dining room, and an additional reception room with a WC/shower and kitchenette/utility area—previously used as a ground-floor en-suite bedroom, ideal for multi-generational living or guests.

Upstairs, you'll find five well-proportioned bedrooms and a stylish family bathroom.

Externally, the home benefits from a block-paved front driveway, gated rear parking, and a double garage with additional storage. Subject to planning permission, there is potential to develop a rear dwelling, adding further investment value.

Ideally located close to Waltham Cross train station and town centre offers excellent transport links and easy access to local amenities—families and commuters alike.

A rare opportunity to acquire a spacious, versatile home in a sought-after area with long-term potential.

### • Spacious Five-Bedroom Family Home – Ideal for growing families seeking generous living space.

- **Ground Floor Annex Room – Includes a WC/shower, kitchenette/utility area, previously used as an en-suite bedroom.**
- **Open-Plan Kitchen & Dining Area – Featuring a sleek quartz worktop, perfect for modern family living.**
- **Through Lounge/Dining Room – Providing a bright and airy space for relaxation and entertaining.**
- **Five Well-Proportioned Bedrooms – Offering ample comfort for the whole family.**
- **Gated Rear Parking & Detached Double Garage – Secure off-street parking with additional storage.**
- **Block-Paved Front Driveway – Enhancing curb appeal and providing extra parking space.**
- **Potential for Rear Dwelling (STPP) – A fantastic opportunity for further development or investment.**
- **Prime Location – Close to Waltham Cross train station and town centre, offering excellent transport links and amenities.**

• CHAIN FREE

### Front

Block paved driveway with parking for multiple vehicles. Shrub and flower borders.

### Storm Porch

Arched way covered entrance door with quarry floor to the:-

### Entrance

Solid oak opaque glazed entrance door with complimentary side windows to the:-

### Hallway

Radiator. Stairs to first floor with oak balustrade and fitted cupboards under. Porcelain tiled floor. Doors to:-

### Bedroom/Reception Room

10'0" x 10'0" (approx.)

Radiator. Coving to

ear. Low flush mounted wash hand chrome towel holder shower with

ear. Porcelain tiling and built-in cupboard.

Coving to

uble glazed

doors to the garden. Double radiator. Coving to ceiling. Porcelain tiled floor. Range of wall and base fitted units with oak fronted doors. Quartz stone worktop with up-stand and tiled splash back. 1 1/2 bowl sink with mixer tap and drainer. Plumbing for dishwasher. Space for freezer. Built in Belling oven. Four ring gas hob with extractor fan over. Leaded light display cabinets. Opaque glazed sliding doors to:-

### Through Lounge/Living Room

25'8 x 11'3

Double glazed bay window with leaded light opaque fan lights to the front. Two radiators. Coving to ceiling. Feature fireplace with marble insert surround and hearth.

### First Floor Landing

Access to loft space with pull down ladder. Doors to:-

### Bedroom One

14'3 x 10'10

Double glazed bay window to the front with leaded light opaque fan lights. Radiator.

### Bedroom Two

10'4 x 11'

Double glazed window to the rear. Radiator. Built in airing cupboard house immersion cylinder.

### Bedroom Five

9' x 6'4

Opaque double glazed bay window to the front. Radiator.

### Family Bathroom

Two opaque double glazed windows to the rear. Radiator with towel rail. Suite comprising of low flush W.C. Bidet with mixer tap. Panel bath with Georgian style mixer tap and hand attachment. Pedestal wash hand basin. Coving to ceiling. Extensively tiled walls and flooring. Inset spotlights to ceiling.

### Bedroom Three

12'4 x 10'1

Double glazed window to the front. Opaque leaded light double glazed fan lights. Radiator. Coving to ceiling.

### Bedroom Four

12'3 x 10'4 narrowing to 7'

Double glazed window to the rear. Radiator.

### Garden

55' max

Patio paving. Shrub and flower borders. Laid lawn. Vegetable patches. Fig bush. Water tap. Power point. Side access via gate. Lean too drying area.

### Detached Garage

15'6 x 12'5

Window. Electric opening door. Power and lighting.

### At The Rear

Electric Gate on a slider.



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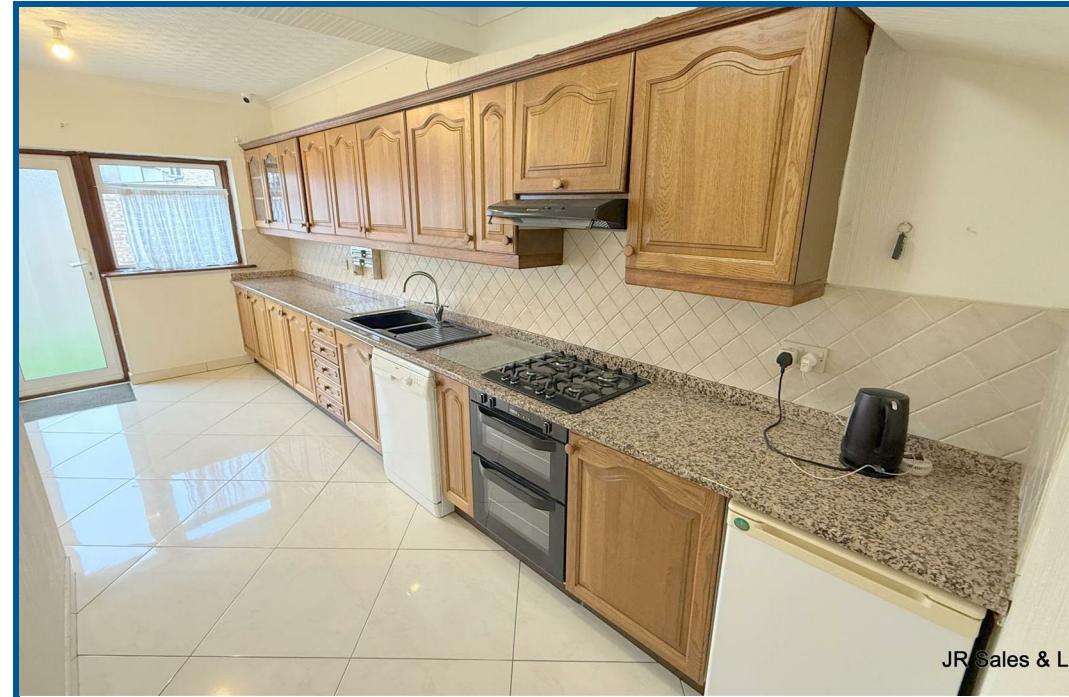


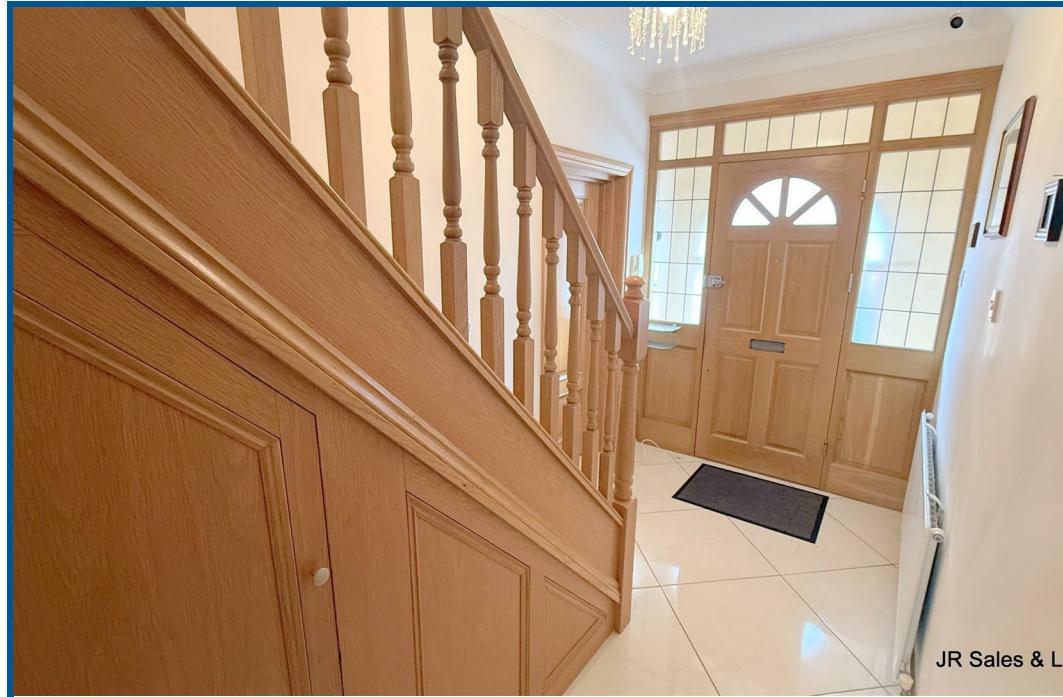
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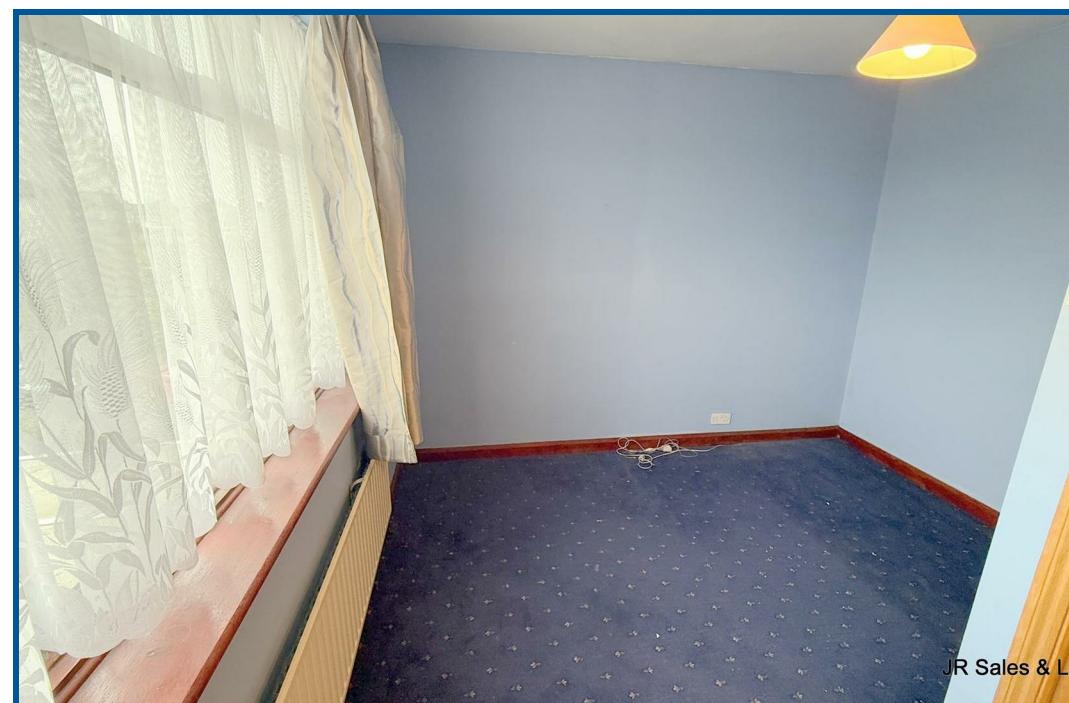
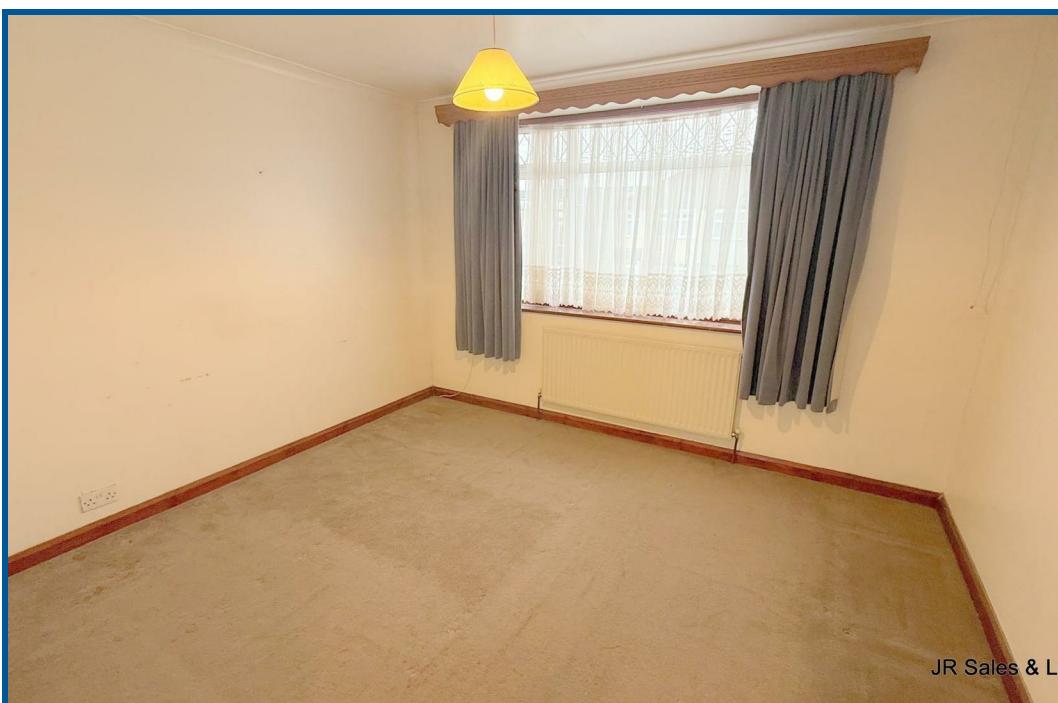


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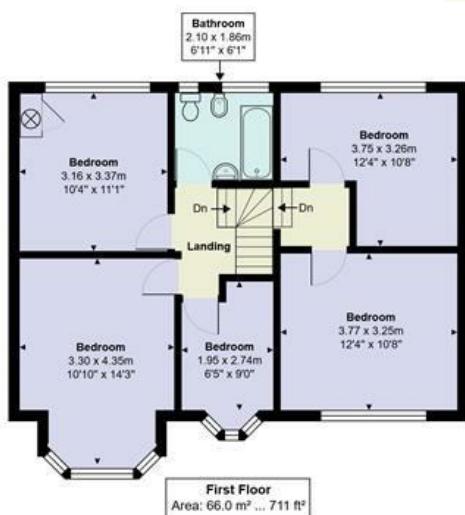












Berkley Avenue, Waltham Cross, EN8 8BX

Total Area: 148.4 m² ... 1597 ft² (excluding garden, garage)

All measurements are approximate and for display purposes only



#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(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		
EU Directive 2002/91/EC		
England & Wales		