



40 Peaks Lane New Waltham, DN36 4NB

Situated within this ever popular village New Waltham having a good level of local amenities including highly regarded schools is this THREE BEDROOM SEMI DETACHED DORMER BUNGALOW. The accommodation comprises :- entrance hall, lounge, spacious dining kitchen, two ground floor bedrooms, bathroom, additional first floor bedroom. Neat front and rear gardens. Driveway providing off street parking and GARAGE. Gas central heating system and double glazing. Security alarm system. Offered with NO FORWARD CHAIN early viewing is essential.

£170,000

- POPULAR VILLAGE LOCATION
- SEMI DETACHED DORMER BUNGALOW
- LOUNGE
- SPACIOUS DINING KITCHEN
- TWO GROUND FLOOR BEDROOMS
- BATHROOM
- FIRST FLOOR BEDROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed side entrance door leading into the hall. Staircase to the first floor with useful cupboard under. Double glazed window to the side.

LOUNGE

14'11" (16'11" into bay) x 11'2" (4.57m (5.18m into bay) x 3.42m)

Featuring a tiled fire surround with living flame effect gas fire. Generous double glazed bay window to the front, radiator. Textured ceiling.



LOUNGE

Additional photo



DINING KITCHEN

18'4" x 11'5" (5.59m x 3.49m)

This spacious room ideal for entertaining / family living. Fitted with a range of wall and base units in an oak finish with contrasting work surface incorporating the one and a half bowl sink unit with mixer tap. Tiled splash backs. Built in appliances include the electric oven and hob with extractor unit over and fridge. Plumbing for a washing machine. Gas central heating boiler. Radiator. Double glazed windows to the side and rear. Double glazed door to the side gives access to the rear garden. Coving to the ceiling.



DINING KITCHEN

Additional photo



BEDROOM 1

13'5" x 11'0" (4.10m x 3.36m)

Double glazed window to the rear, radiator.



BEDROOM 1

Additional photo



BEDROOM 2

10'9" x 7'10" (3.28m x 2.41m)

Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 2

Additional photo



BATHROOM

6'11" x 6'5" (2.11m x 1.96m)

Fitted with a bath having a shower mixer tap, pedestal wash hand basin and low flush w/c. Fully tiled walls. Radiator. Textured ceiling. Double glazed window to the side.



FIRST FLOOR

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LANDING

Built in cupboard

BEDROOM 3

14'5" x 11'0" (7'2") (4.40m x 3.37m (2.20m))

Double glazed window to the front, radiator. Textured ceiling. Access to storage within the eaves.



BEDROOM 3

Additional photo



OUTSIDE



GARDENS

The front garden stands behind a timber fence being lawned with ornamental plants, flowers and shrubs. Concrete driveway with block detail with timber fencing to the side, an additional pair of wrought iron double gates lead to the rear garden and GARAGE. The rear garden has a paved seating area accessed from the kitchen. A neat lawn with flower beds to the side. Established hedging to the rear. Boundaries are fenced.



GARDENS

Additional photo



GARAGE

Having power and lighting.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

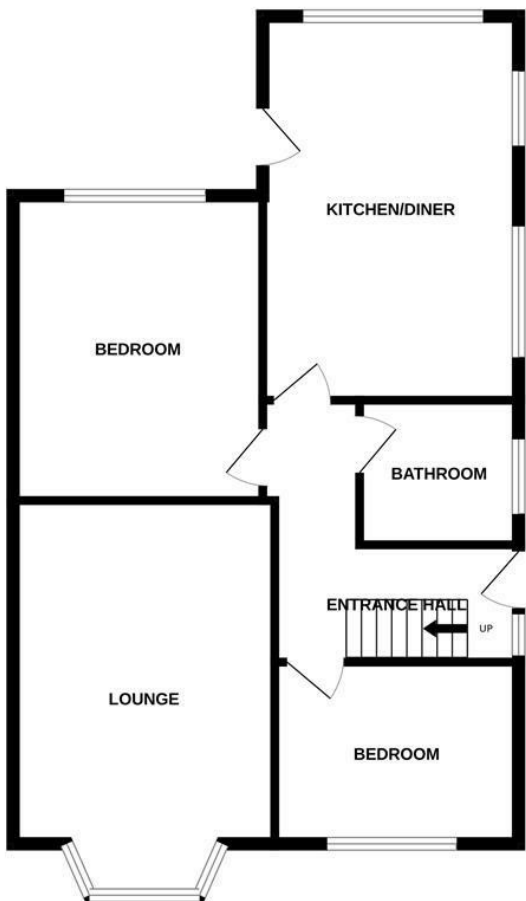
Council Tax Band B

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.