



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Peaks Avenue

New Waltham  
DN36 4LP

Offered for sale with no forward chain on the vendors side, we are pleased to offer for sale this three bedroom semi-detached house found within this popular residential location. With gas central heating and uPVC double glazing this lovely home briefly comprises entrance hallway, living room, kitchen diner, first floor landing, three bedrooms and a bathroom. Front and rear gardens, driveway and detached garage.

Guide Price £140,000

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**Entrance Hallway**

uPVC double glazed entrance door with two adjoining glazed panels to the side elevation. Central heating radiator. Staircase to the first floor.

**Lounge**

21' 0" x 12' 3" (6.392m x 3.741m) max

A lovely sized room with uPVC double glazed windows to both the front and rear elevations. Two central heating radiators. Coving to the ceiling. Living flame gas fire with surround.

**Kitchen/Diner**

19' 7" x 8' 10" (5.957m x 2.701m)

Offering uPVC double glazed window to the rear aspect and two to the side. uPVC double glazed entry door to the side elevation. Fitted with a range of wall and base units with inset one and a half sink and drainer. Splashback tiling. Integrated four ring electric hob and oven. Plumbing for a washing machine. Central heating radiator.

**First Floor Landing**

Coving and loft access to the ceiling. Central heating radiator. uPVC double glazed window to the side elevation.

**Bedroom One**

11' 6" x 9' 9" min (3.512m x 2.981m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Bedroom Two**

9' 3" x 11' 6" (2.809m x 3.499m)

uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard housing a gas boiler. Fitted wardrobes.

**Bedroom Three**

7' 7" x 6' 11" (2.318m x 2.105m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

**Bathroom**

5' 3" x 6' 10" (1.599m x 2.078m)

Offering uPVC double glazed window to the front elevation and being fitted with fitted washbasin and w.c and a panelled bath with screen and shower over. uPVC double glazed window to the rear elevation. Storage cupboard.

**Front Garden**

The front garden has lawn, shrubs and flower beds. Driveway leading down to the detached garage.

**Rear Garden**

Offering a good degree of privacy, the rear garden has lawn and patio areas. Detached garage with up and over door.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

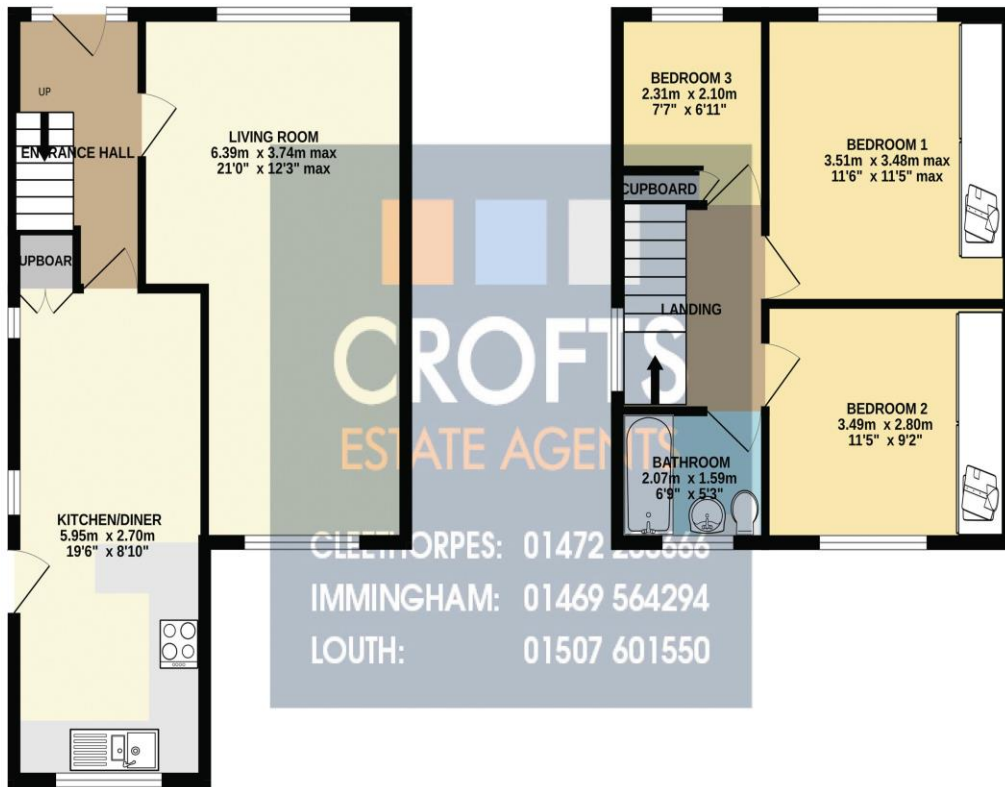
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
43.2 sq.m. (465 sq.ft.) approx.

1ST FLOOR  
35.4 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA: 78.7 sq.m. (847 sq.ft.) approx.

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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