



CROFTS ESTATE AGENTS

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



Danesfield Avenue

Waltham
DN37 0QE

Offers in the Region Of
£289,950

Crofts estate agents are delighted to be able to bring to the market this attractively presented and superbly maintained three bedroom detached family home residing on this double plot. Only by viewing can you do the property justice and that of its gardens which enjoys a southerly facing aspect to the rear. On internal inspection you find an entrance hallway, light and airy bay fronted living room, spacious versatile second sitting room, spacious sunroom, fitted breakfast kitchen, utility, rear lobby and a ground floor shower room. To the first floor you find the landing, bathroom, two double bedrooms, both of which have fitted wardrobes and then finally a single bedroom again with fitted wardrobes, desk and drawers. One of the main selling points to this property has to be that of its gardens and as mentioned is a double sized plot and one of only a handful of detached houses down this road. With ample off road parking with driveway leading to the integrated garage, the garden wraps around to the sides and then onto the lovely sized rear garden which is beautifully maintained with a large expanse of lawn, patio areas, established flower beds and mature apple tree. Potting shed/greenhouse to the rear. View now!! on what in this agents opinion will be a most popular property.

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Entrance Hallway

15' 1" x 7' 0" (4.592m x 2.131m)

Pleasantly presented, the entrance hallway has a uPVC leaded double glazed entry door and window to the front elevation. Central heating radiator. Attractive wooden flooring. Staircase to the first floor with useful understairs storage.

Living Room

15' 11" into bay x 11' 11" (4.859m x 3.629m)

A well proportioned living space which is attractively decorated and has a walk in uPVC double glazed bay window to the front elevation. Two further double glazed windows to the side allowing for ample natural light to brighten the room. Coving to the ceiling. Central heating radiator. Living flame gas fire with surround.

Sitting/Dining Room

14' 11" x 10' 11" (4.541m x 3.335m)

This versatile space offers a multitude of uses, such as a home office, formal dining room, second sitting room or even the potential for use as a fourth bedroom. Offering two uPVC double glazed windows to the side elevation and French doors with adjoining glazed panels to the rear which look and lead into the sunroom. Coving to the ceiling. Central heating radiator.

Sun Room

15' 9" x 14' 2" (4.794m x 4.318m)

A lovely room offering views over the garden, with uPVC double glazed windows and French doors leading out to the garden. Benefitting from underfloor heating and a central heating radiator. Coving and down lighting to the ceiling.

Kitchen

18' 0" x 14' 2" (5.481m x 4.328m) maximums

The kitchen offers an excellent array of fitted wall and base units with contrasting work surfacing and breakfast bar. Inset enamel sink and drainer. Splashback tiling. Integrated Neff double oven, dishwasher and a four ring induction hob with extractor over. Coving and down lighting to the ceiling. Tiled flooring with under floor heating. Two uPVC double glazed windows to the rear elevation with pelmet lighting over. Useful understairs storage cupboard.

Utility

5' 5" x 8' 11" (1.640m x 2.716m)

Having work surfacing with spacing for a washing machine and tumble dryer below. Tiled flooring. Fitted extractor. Central heating radiator. uPVC double glazed window to the side elevation. Door through to the garage.

Lobby

A rear entrance lobby leads from the kitchen and has a uPVC double glazed entry door leading out to the rear garden. Tiled flooring. Central heating radiator. Door to the ground floor shower room.

Shower Room

4' 2" x 8' 10" (1.275m x 2.702m) maximum

A useful addition the ground floor is this shower room which is equipped with a pedestal wash hand basin, close coupled w.c and shower cubicle with thermostatic shower. Chrome effect central heating towel radiator. Splashback tiling. Coving and fitted extractor. uPVC double glazed window to the side elevation. There is an underfloor heating control in the lobby and it's believed this controls underfloor heating also into the shower room (buyers should make their own enquiries).

First Floor Landing

With uPVC double glazed window to the side elevation and having uPVC double glazed window to the side.

Bedroom One

14' 6" x 10' 11" (4.423m x 3.318m)

The main bedroom has a uPVC double glazed window to the front elevation and two further windows to the side elevation. Fitted wardrobes and bedside cabinets. Central heating radiator.

Bedroom Two

12' 6" x 10' 11" (3.801m x 3.323m)

The second of the double bedrooms has a uPVC double glazed window to the rear elevation and two windows to the side aspect. Central heating radiator. Fitted wardrobes along one wall.

Bedroom Three

8' 11" x 8' 0" (2.729m x 2.447m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes, drawer and desk area.

Bathroom

7' 4" x 7' 11" (2.232m x 2.421m)

The bathroom is equipped with a double ended panelled bath with shower, vanity wash hand basin and concealed cistern w.c. set into a bathroom cabinet with storage. Storage cupboard with shelving and housing the Ideal gas boiler which was installed in 2018. Chrome effect central heating towel radiator. uPVC double glazed window to the side elevation.



Outside

Only by viewing can you appreciate this double sized plot. Offering established gardens that wrap around the property and not only enjoy a good degree of privacy but also a sunny aspect to the rear with a southerly facing rear garden. Ample off road parking and single integrated garage. The gardens offer lawned areas complemented by planted borders, shrubs and an established apple tree to the rear. The rear garden also offers a good sized patio area ideal for entertaining from home.

Garage

15' 5" x 9' 0" (4.702m x 2.747m)

With internal personal door from the utility the garage has a useful storage area, uPVC double glazed window to the side elevation and electric 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 D: To confirm council tax banding for this property please view the website 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 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.

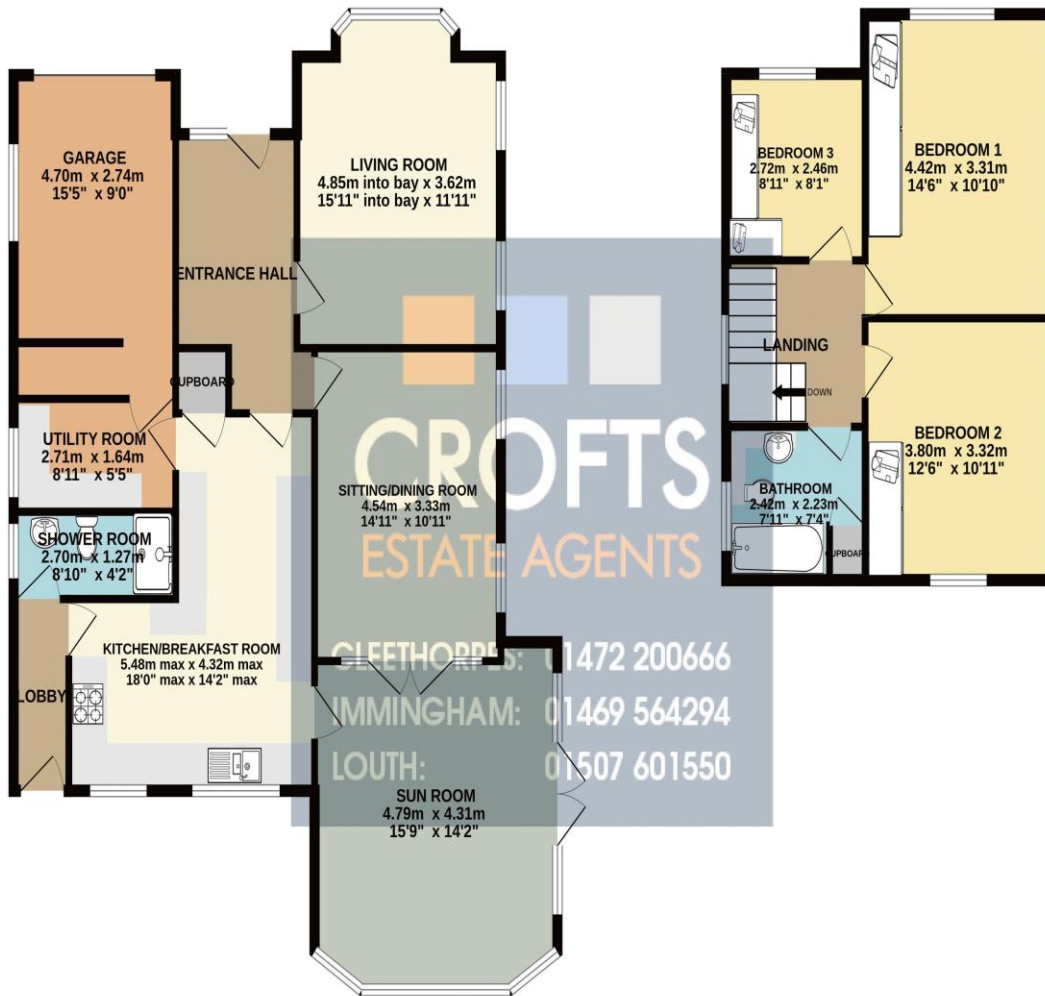
Mortgage and Financial Advice

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



GROUND FLOOR
104.1 sq.m. (1121 sq.ft.) approx.

1ST FLOOR
45.3 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA: 149.5 sq.m. (1609 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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