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**ROYAL AVENUE,  
WALTHAM CROSS, HERTFORDSHIRE, EN8 7QS.**



*An exceptional and surprisingly spacious two double bedroom, first floor maisonette, flooded with natural day light, having been refurbished to an exacting standard throughout, with the additional benefit of a secluded south facing private garden.*

*Enjoying a quiet and open aspect in an ideal location, within walking distance of Waltham Cross town centre offering numerous amenities and convenient for the commuter, with excellent transport links by both road and rail with the choice of three British Rail Stations all serving London and the home counties.*

*Early viewing is strongly recommended to avoid disappointment.*

**SUMMARY OF ACCOMMODATION**

*\*RECEPTION HALL\**

*\*BRIGHT SITTING/DINING ROOM\**

*\*NEWLY FITTED KITCHEN/BREAKFAST ROOM\**

*\*CONTEMPORARY BATHROOM\**

*\*TWO DOUBLE BEDROOMS\**

*\*NEWLY INSTALLED CENTRAL HEATING SYSTEM\**

## SUMMARY OF ACCOMMODATION CONTINUED

*\*uPVC WINDOWS\**

*\*PRIVATE SOUTH FACING SECLUDED GARDEN\**

*\*AVAILABLE IMMEDIATELY\**

*\*NO PETS OR SMOKERS PERMITTED\**

*Wood effect uPVC entrance door with courtesy lighting and decorative Georgian style surround affords access to the:*

*ENTRANCE HALL* *Staircase with wooden handrail leads to the:*

*FIRST FLOOR RECEPTION LANDING* *Bright and spacious with feature circular window, wall mounted central heating thermostat control panel, access to the loft (tenant will not be permitted to use as storage). Doors leading to the sitting/dining room, kitchen/breakfast room, bathroom and bedrooms with a further door to:*

*BUILT IN STORAGE CUPBOARD* *With shelving and additional smaller storage cupboard above*

*NEWLY INSTALLED KITCHEN/BREAKFAST ROOM* *9'9 x 9'5 Window with garden aspect, fitted with a range of contemporary soft closing wall and base units with ample working surfaces over incorporating a stainless steel single drainer sink unit with mixer tap and cupboard below. Space for washing machine and fridge. New fitted appliances include inset four ring electric hob with stainless steel splash panel and single oven below, stainless-steel canopy extractor above. Pine cladding to one wall and ceiling, new wood effect laminate floor covering.*



*BRIGHT AND SPACIOUS SITTING/DINING ROOM* *14'6 x 14'3 (maximum measurement) Large window with open aspect. Feature circular window to reception hall landing, coal effect fire with marble inlay, matching hearth, wooden mantel and surround (note the fire is for decorative purpose). Contemporary style vertical radiator.*







**PRINCIPAL BEDROOM** 12' x 11' Enjoying an open aspect, two wall lights and contemporary style vertical radiator.

**SECOND BEDROOM** 10'8 x 9'10 Window overlooking garden, contemporary style vertical radiator, pair of louvered doors to walk in cupboard housing the ne0077 fitted combination gas boiler, two fitted shelves.



**BATHROOM** 6' x 6' (maximum measurement) Obscure glazed window to side, tiled in quality matching floor and wall ceramics with decorative mosaic border to complement a suite comprising: Panelled bath with mixer taps and wall mounted Mira electric shower unit, pedestal wash hand basin fitted with mixer tap and low flush w.c. Wall mounted mirror.

## **EXTERIOR**

The property is approached by a paved pathway with flower border to one side. A wrought iron gate allows access to:

Private and secluded south facing garden, panelled fencing and mature conifers provide an excellent degree of seclusion. Laid mainly to lawn there is an ornamental pond and timber shed to one side. Located at the end of the garden is a wide hard standing. A paved sun terrace offers a sunny aspect from where to sit and enjoy the garden.



**COUNCIL TAX BAND** C (As of 12<sup>th</sup> April 2025 £1954.00)

**PRICE: £1,650.00 Per Calendar Month**

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



Clients' Money Protection Scheme: - Client Money Protect,  
Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



### Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with **Owners Sole Agents** -  
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

**Important Note:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det 0422

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