



ABSOLUTE
PROPERTY

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**34 Hundred Acres, Longcroft Drive, Waltham Cross
EN8 7QE**

£1,350 Per Month

Absolute Property are pleased to offer this spacious first floor split level two bedroom maisonette comprising, lounge, fitted kitchen, bathroom, communal garden. The property is within easy access of Waltham Abbey/Cross town centres and mainline BR station. Benefits include modern kitchen, double glazing and gas central heating. Comes unfurnished, available now, viewing highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to kitchen, lounge, two storage cupboards, radiator, wood laminate flooring, stairs to 2nd floor landing.

LOUNGE:

13'7 x 11'11 (4.14m x 3.63m)

Wood laminate flooring, coving to ceiling, radiator, upvc double glazed window to rear aspect, storage cupboard, tv socket.

KITCHEN:

14'3 x 7'4 (4.34m x 2.24m)

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine one quarter bowl stainless steel sink drainer unit with mixer taps, upvc double glazed window to front aspect.

SECOND FLOOR LANIDING:

Doors to bedroom one, bedroom two, bathroom.

BEDROOM ONE:

11'4 x 10 (3.45m x 3.05m)

Built in wardrobes, radiator, upvc double glazed window to side aspect.

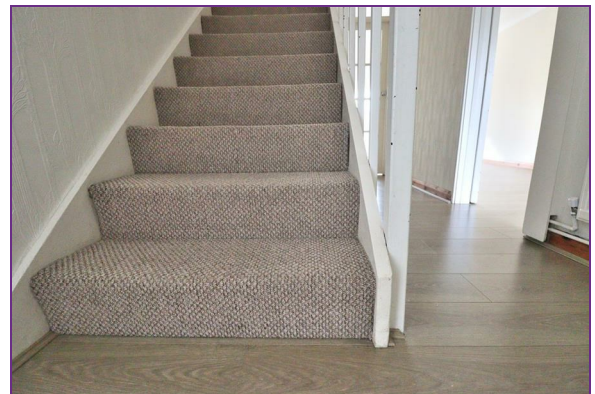
BEDROOM TWO:

11'2 x 10'2 (3.40m x 3.10m)

Built in wardrobes, radiator, upvc double glazed window to side aspect.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with electric shower unit, heated towel rail, extractor fan, upvc double glazed frosted window to side aspect.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating: 75 / 75</p> <p>Environmental Impact (CO₂) Rating: B / B</p>			
<p>For more information, please visit www.gov.uk/energy-ratings</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	