

Castles

ASKING PRICE

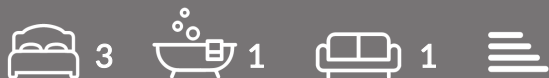
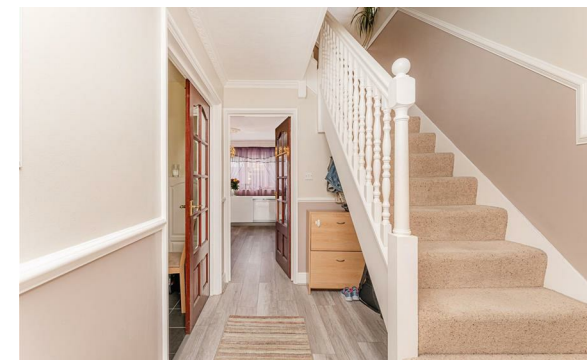
£435,000

Sandringham Way

Waltham Cross, EN8 8DU

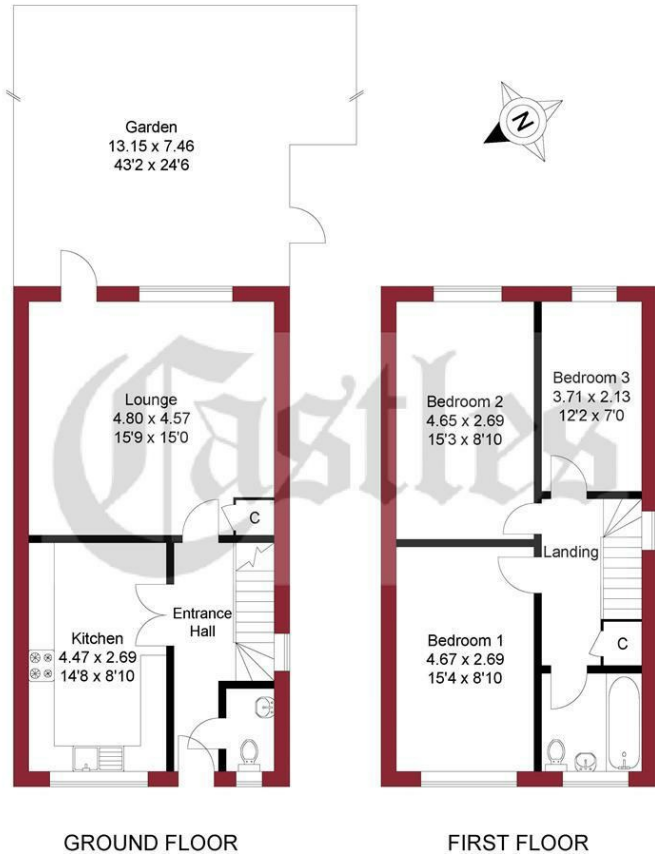
PROPERTY SUMMARY

A well presented and spacious three bedroom semi-detached family house located in a quiet residential road within 0.7m of Waltham Cross town centre, Waltham Cross train station and Theobalds train station (both serving London Liverpool Street) and close to local schools and amenities. The property would suit a family/first time buyer and is offered for sale in good decorative order. Viewing is highly recommended. Features include:- front off street parking, double glazing, gas central heating, ground floor WC, spacious kitchen/diner, separate living room, 1st floor family bathroom, good size 3 bedrooms, rear garden with side access, entrance hallway, close to local amenities.





APPROXIMATE GROSS INTERNAL AREA
88.22 sqm / 949.59 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

For a guide to the area
please scan this code for
more information



House - Semi-Detached

Freehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

243 - 245 Hertford Road
Enfield
London
EN3 5JJ

OFFICE DETAILS

0208 804 8000
enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	