



**Teresa Gardens, Waltham Cross EN8 8EG**

**welcome to**

## **Teresa Gardens, Waltham Cross**

William H Brown are delighted to bring to the market this extensively refurbished, modern two bedroom family home situated in a popular Waltham Cross location. An internal viewing is a must!

### **Accommodation Comprises Of: Lounge/Diner**

15' 5" x 12' 11" ( 4.70m x 3.94m )

Double glazed window to rear aspect, laminate floor, radiator, storage cupboard.

### **Kitchen**

10' 4" x 6' 3" ( 3.15m x 1.91m )

Double glazed window to front aspect, tiled floor, a range of wall and base units with complimenting worktops, hob, integrated oven, space for fridge freezer.

### **Conservatory**

12' 7" x 12' 5" ( 3.84m x 3.78m )

Double glazed window to rear aspect, laminate floor.

### **Landing**

Double glazed window to rear aspect, storage cupboard.

### **Bedroom 1**

13' 1" x 9' 10" ( 3.99m x 3.00m )

Double glazed window to front aspect, radiator, laminate floor, storage cupboard.

### **Bedroom 2**

13' x 6' 11" ( 3.96m x 2.11m )

Double glazed window to rear aspect, laminate floor, radiator.

### **Bathroom**

Double glazed window to rear aspect, walk in shower cubicle, tiled floor, tiled walls, wc, wash hand basin, radiator.

### **Exterior**

### **Front Garden**

Large driveway providing off-street parking for multiple vehicles.

### **Rear Garden**

Large corner plot, extended to the side, paved patio area, area laid to lawn, fully fenced, garden shed, (lapsed planning permission for double height extension and single-story rear extension, plans available upon request, planning ref 07/16/0330/HF).







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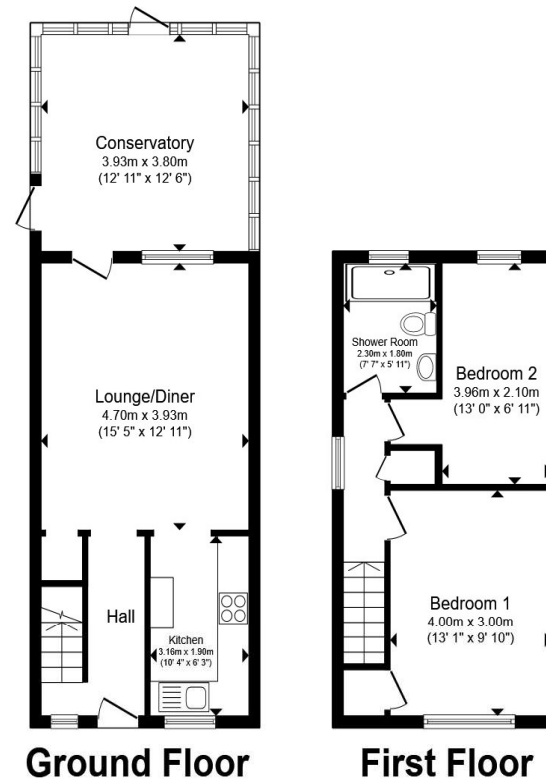
## Teresa Gardens, Waltham Cross

- Huge driveway
- Two double bedrooms
- Popular location
- Close to local schools and transport links
- Corner plot with potential STPP

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£440,000**



Total floor area 79.6 m<sup>2</sup> (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
BRX109499 - 0006

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