



Eleanor Road, Waltham Cross

Available

£400,000 (Freehold)





A delightful two-bedroom end-of-terrace house with two receptions, a generous garden, and excellent transport links and offered chain free.

This two double bedroom end-of-terrace period home offers a wonderful blend of traditional character and modern comfort, perfectly positioned within easy reach of Waltham Cross town centre and both Waltham Cross and Theobalds Grove stations.

The ground floor features a welcoming front reception with a charming feature fireplace and bay-style window, leading through to a second reception room ideal for dining or entertaining. The separate kitchen offers ample storage and workspace with access to the southerly facing rear garden, creating a bright and functional layout. Upstairs, there are two generous double bedrooms and a well-appointed family bathroom complete with a freestanding bath and separate walk-in shower.

Externally, the property boasts an attractive rear garden with raised decking, lawn, and pebble stone areas, perfect for relaxing or entertaining outdoors. The front garden provides an additional green outlook, enhancing the home's appeal.

Situated on a quiet residential road, Eleanor Road benefits from excellent transport and local amenities. Waltham Cross (Greater Anglia) and Theobalds Grove (London Overground) stations are both within approximately 0.5 miles, offering direct services into London Liverpool Street. The A10 and M25 are also easily accessible, providing convenient road connections across London and beyond. Nearby Waltham Cross town centre offers a range of shops, supermarkets, cafés, and restaurants, while Lea Valley Park and Cedars Park provide scenic green spaces for walking and recreation.

A chain-free home offering spacious living, a generous garden, and fantastic transport links, ideal for first-time buyers or those seeking a character-filled property in a convenient location.

Tenure: Freehold

Local Authority: Borough of Broxbourne

Council Tax Band: C

Porch

Laminate wood flooring, coving to ceiling, door to reception one.

Reception 1

Carpet, radiator, uPVC double glazed window to front aspect, feature fireplace with surround, door to lobby.

Lobby

Stairs to first floor landing, door to reception two.

Reception 2

Carpet, coving to ceiling, radiator, uPVC double glazed window to rear aspect, understairs storage cupboard housing gas meter, archway to kitchen.

Kitchen

Vinyl flooring, part painted tiled walls, uPVC double glazed window to side aspect, uPVC double glazed door leading to rear garden, eye and base level units, wall mounted 'BAXI' boiler, stainless steel sink with mixer tap, space for washing machine, space for gas oven and hob with extractor over, spotlights to ceiling.

First Floor Landing

Laminate wood flooring, spotlights to ceiling, loft access, doors to both bedrooms and bathroom.

Bedroom 1

Laminate wood flooring, coving to ceiling, radiator, 2x uPVC double glazed windows to front aspect.

Bedroom 2

Laminate wood flooring, coving to ceiling, radiator, uPVC double glazed window to rear aspect.





Bathroom

Tiled flooring, tiled walls, frosted uPVC double glazed window to rear aspect, extractor fan, low level WC, wash basin with mixer tap, freestanding bath with mixer tap and shower attachment, walk-in shower cubicle with mains fed shower, electric underfloor heating.

Rear Garden (South Facing)

Raised decking area, part pebble stone area, further area laid to lawn, timber-built shed, outside tap, side access to the rear garden.

Front Garden

Laid to lawn.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Copyright: You may download, store and use the



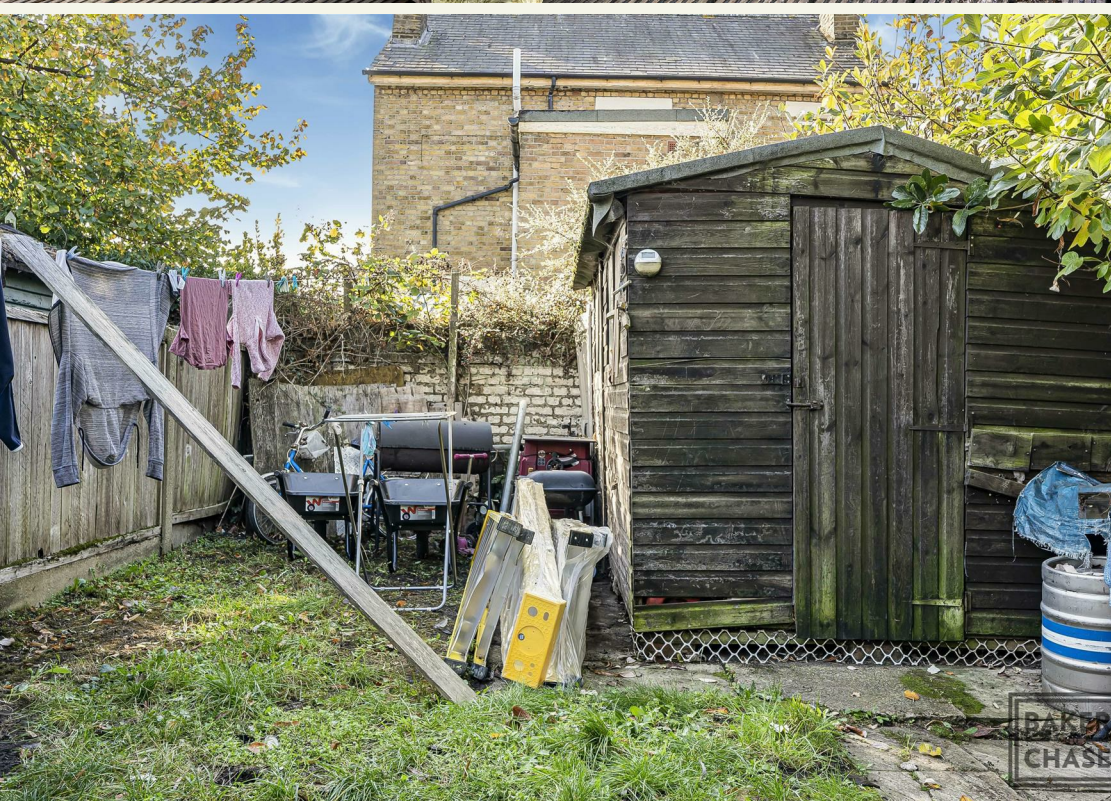




material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

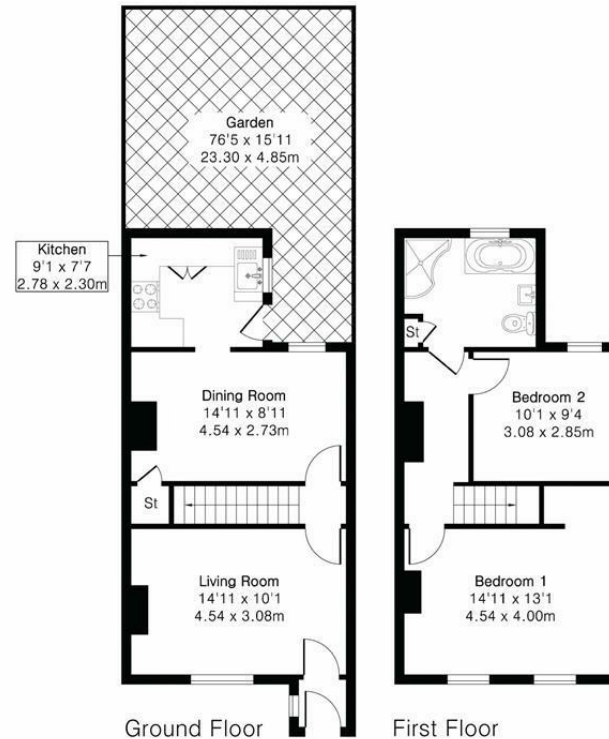




Approximate Gross Internal Area 821 sq ft - 77 sq m

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 405 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Borough of Broxbourne / Council Tax Band: C

