ASKING PRICE

£400,000 Freehold

Queens Road

Waltham Cross, EN8 7HT

PROPERTY SUMMARY

A spacious two/three bedroom mid terraced Victorian house, ideally situated in Waltham Cross, within easy reach of the shopping centre, local amenities and Waltham Cross Railway Station.

The property offers generous and versatile accommodation, comprising two reception rooms, a fitted kitchen and ground floor bathroom. To the first floor are two double bedrooms, with additional space providing the flexibility to be used as a third bedroom, home office or dressing room.

Further benefits include gas central heating, double glazing, and a rear garden with useful rear access.

Offered to the market chain free, the property would make an ideal purchase for first time buyers, families or investors looking for a well-located Victorian home with flexible living.

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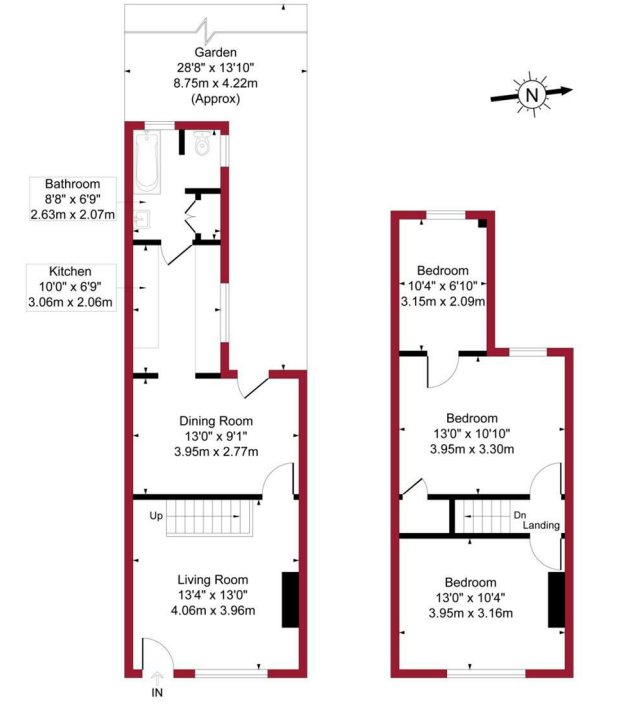
Queens Road, Waltham cross, EN8 **Approximate Gross Internal Area** = 824 sq ft / 76.4 sq m



Ground Floor
Gross Internal
Floor Area 431 sq ft / 39.9 sq m

First Floor
Gross Internal
Floor Area 393 sq ft / 36.5 sq m

PINKPLAN

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.

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

House

Freehold

Council Tax Band: C

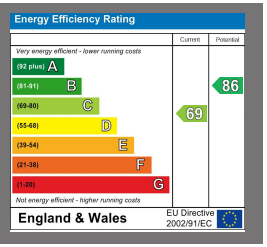
Lease Remaining: n/a

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

Castles
LONDON

OFFICE ADDRESS
243 - 245 Hertford Road
Enfield
London
EN3 5JJ

OFFICE DETAILS
0208 804 8000
enfield@castles.london
https://www.castles.london