



## Cornwall Close, Waltham Cross

£450,000 Freehold

CHAIN FREE • Open Plan Kitchen with Island • Garden Access via French Doors • Spacious Garden with Side Access • Modern Bathroom with Bath-Tub & Heated Towel Rail • Large Windows & Abundant Natural Light Throughout • Potential for Driveway (STPP) • Potential for Extension (STPP)



### Lounge

12' 6" x 12' 8" (3.81m x 3.86m)

A bright and comfortable reception room featuring a large front-facing window, neutral décor, and built-in shelving for practical storage.

### Kitchen

21' 9" x 17' 10" (6.63m x 5.44m)

A spacious open-plan kitchen fitted with modern units, a central island with integrated hob and breakfast bar, and integrated appliances. Sliding doors offer direct access to the rear garden and create a light, functional family space.

### Bedroom One

10' 7" x 12' 6" (3.23m x 3.81m)

A well-sized principal bedroom with wooden flooring. Light and adaptable for various layouts.

### Bedroom Two

10' 7" x 11' 0" (3.22m x 3.35m)

A versatile double bedroom suitable for guests, children, or home working.

### Bedroom Three

7' 5" x 8' 2" (2.26m x 2.49m)

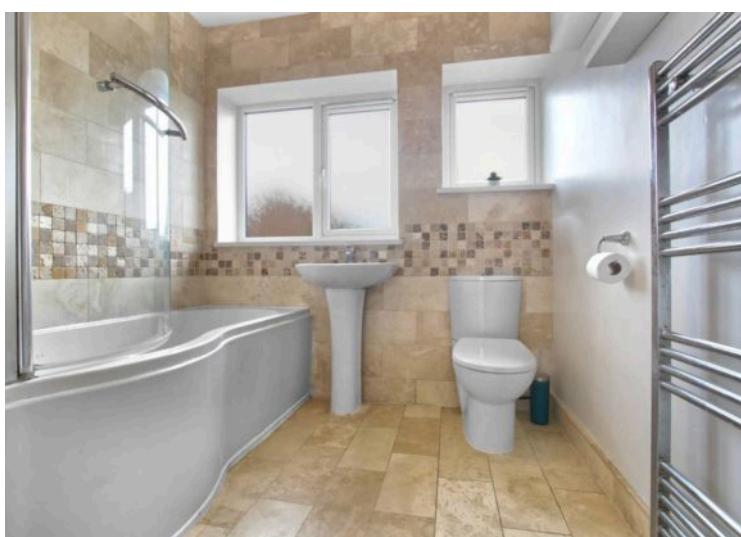
A practical single bedroom with built-in shelving, ideal as a nursery, child's room, or compact office.

### Bathroom

7' 5" x 7' 9" (2.26m x 2.36m)

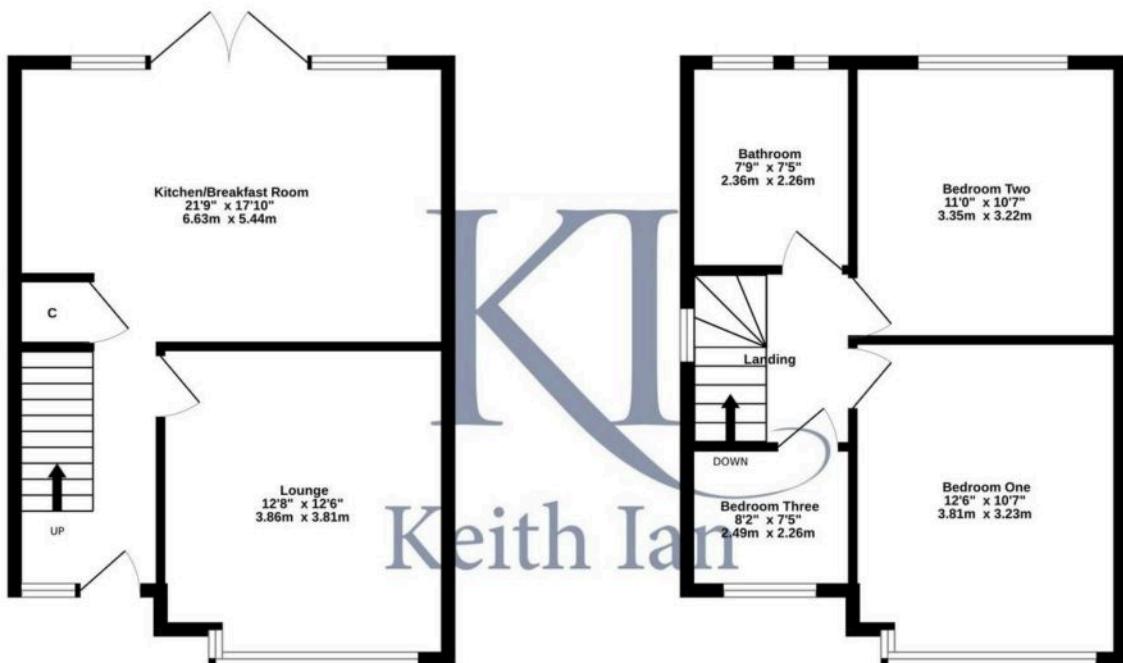
A modern family bathroom with tiled walls and flooring, bath with overhead shower, heated towel rail, and contemporary fittings.





Ground Floor  
418 sq.ft. (38.9 sq.m.) approx.

1st Floor  
417 sq.ft. (38.7 sq.m.) approx.



**TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Keith Ian** are pleased to offer this **CHAIN-FREE**, well-presented three-bedroom semi-detached home, ideal for practical family living. The property features a welcoming entrance hall with modern flooring and a contemporary staircase, leading to well-arranged ground floor accommodation. The open-plan kitchen/dining area is fitted with modern units, a central island with integrated hob and breakfast bar, and a full range of integrated appliances. French doors open directly onto the rear garden, providing excellent natural light and an efficient layout for everyday use. The separate reception room offers a comfortable living space with a large window and built-in shelving. Upstairs are three well-proportioned bedrooms and a modern family bathroom.

Externally, the home features a classic brick façade with bay windows, a neat front garden, and a generous rear garden with lawn, mature trees, decking, and a children's play area. The property also offers potential to extend (STPP) and potential to create a driveway (STPP), adding further appeal for buyers seeking future flexibility. Situated in a popular and friendly neighbourhood, the home is within easy reach of Waltham Cross High Street, local amenities, and transport links.

**Waltham Cross** is a well-connected town offering a practical balance of local amenities, green spaces, and excellent transport links. The area provides a range of shops, cafés, and everyday conveniences, including a popular pedestrianised shopping area and several supermarkets, making day-to-day living straightforward and accessible. Residents benefit from strong transport connections, with rail services offering direct routes into London and convenient links to neighbouring towns. The town is also positioned close to major road networks, providing easy access for commuters and those travelling further afield. Waltham Cross is close to open green spaces and leisure facilities, offering opportunities for outdoor activities and family days out. Schools, local services, and community facilities are all within easy reach, contributing to the area's appeal for families, professionals, and anyone seeking a well-located and well-served place to live.

**Please note the pictures in this listing were taken in 2024.**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C