



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

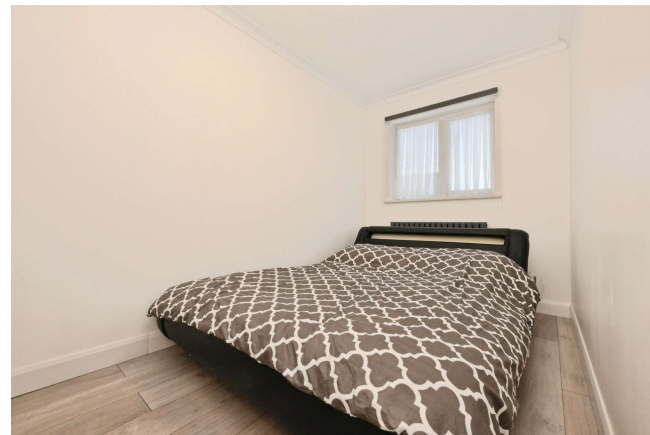
Front Garden

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).





view this property online williamhbrown.co.uk/Property/BRX109499



welcome to

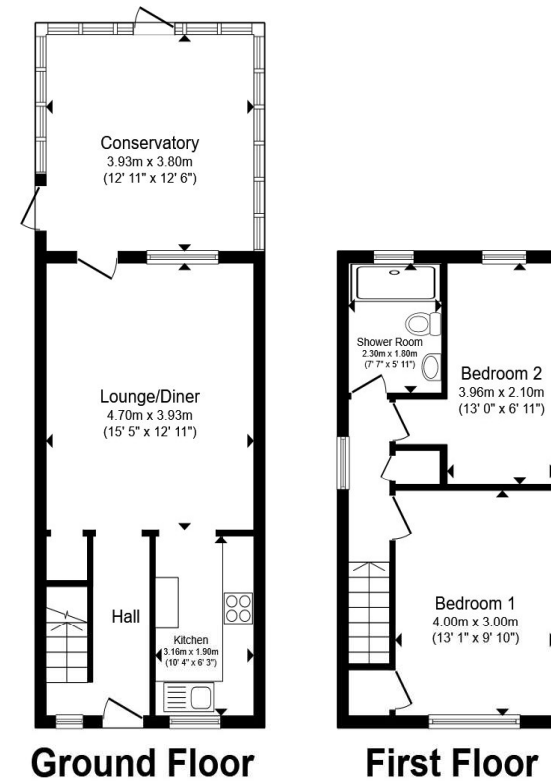
Teresa Gardens, Waltham Cross

- 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

£435,000



Total floor area 79.6 m² (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


william
h brown

view this property online williamhbrown.co.uk/Property/BRX109499



Property Ref:
BRX109499 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk