KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



939A Hertford Road

Waltham Cross EN8 7RR

Offers In The Region Of £325,000

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KIRBY COLLETTI are delighted to offer this TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE with accommodation in excess of 615 sq ft. A real feature of this property is its beautiful rear garden and parking to rear. Situated within walking distance to Waltham Cross Town Centre and Railway Station. Also a short drive to the A10 & M25 road links.

The former Victorian home has been converted into this superb property which would make a great first time home or investment property. A real plus is that there is zero service charge to pay. The property itself benefits from Gas Heating To Radiators, uPVC Double Glazing and Modern High Gloss Fitted Kitchen. INTERNAL INSPECTION HIGHLY RECOMMENDED









ACCOMMODATION
Communal entrance hall with door to:

ENTRANCE HALL
16'6 x 3 (5.03m x 0.91m)
Doors to both bedrooms and living room. Understairs storge cupboard.

BEDROOM 1
14'1 into bay x 13'1 max (4.29m into bay x 3.99m max)
Front aspect bay window.

BEDROOM 2
12'10 x 10'9 (3.91m x 3.28m)
Rear aspect window.

LIVING ROOM
11'10 x 11'4 (3.61m x 3.45m)
Side aspect window. Door to rear lobby and opening to Kitchen.

RE FITTED KITCHEN
10'3 x 6'4 (3.12m x 1.93m)
Rear aspect window. Light Grey High gloss wall and base units. Built in electric oven and gas hob. Plumbing for washing machine. Cupboard housing gas boiler.

BATHROOM/W.C
7 x 4'8 (2.13m x 1.42m)
Rear aspect window. Panel enclosed bath with mixer tap and separate shower unit. Low level W.C. Wash hand basin with cupboard under. Chrome heated towel rail.

OUTSIDE

PRIVATE REAR GARDEN
Paved patio. Artificial grass to lawn. Timber shed. Gate to rear parking area.

ALLOCATED PARKING
Parking to rear for 1 car.

AGENTS NOTES
COUNCIL TAX - Enfield Council BAND C.
GROUND RENT - £200 per annum
SERVICE CHARGE: ZERO
LEASE: Approx. 92 years remaining.

Road Map



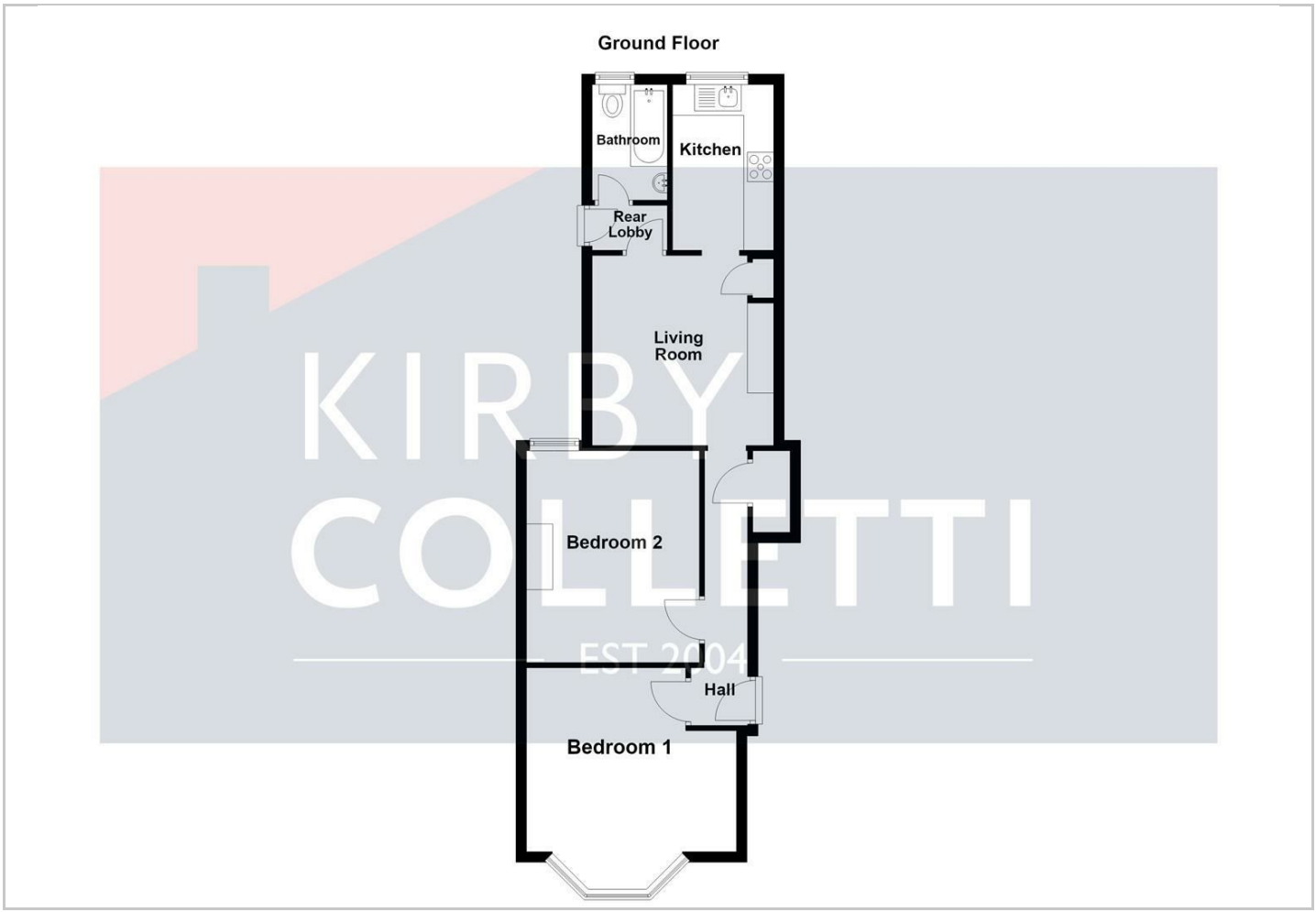
Hybrid Map



Terrain Map



Floor Plan

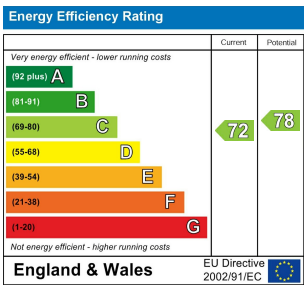


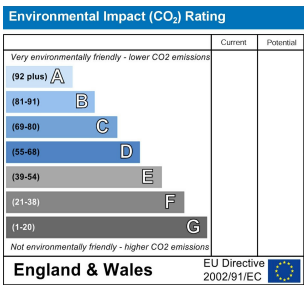
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET
T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk