



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Charles Avenue

New Waltham  
DN36 4PD

£190,000

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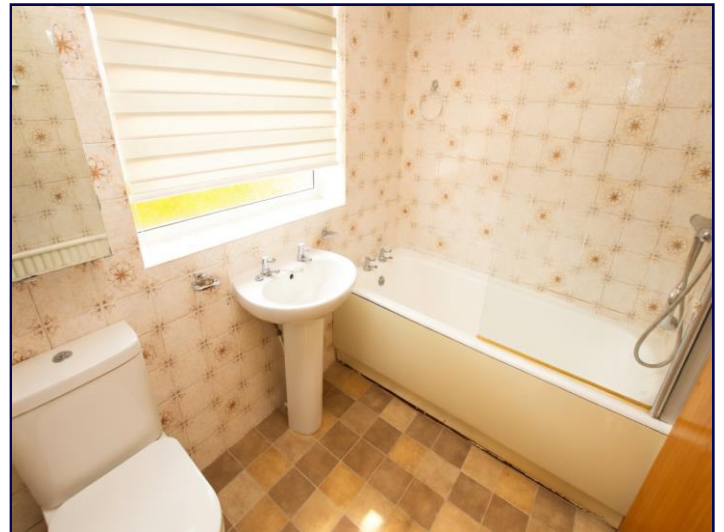
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### Property Introduction

A well-proportioned three-bedroom semi-detached home set within a quiet cul-de-sac in the highly regarded village of New Waltham. Occupying a larger-than-average plot, the property benefits from a generous rear garden, driveway and detached garage, and is offered to the market with no onward chain, making it an ideal option for buyers seeking a straightforward purchase. The home has been well cared for and offers excellent scope for buyers to modernise or personalise over time. The unusually large garden provides fantastic outdoor space for family life and entertaining, while also offering clear potential to extend or reconfigure the property (subject to the necessary planning permissions).

### Entrance Porch

uPVC double glazed entry door with two adjoining glazed panels. Inner glazed door with adjoining panel to the hallway.

### Hallway

uPVC double glazed window to the side elevation. Central heating radiator. Staircase to the first floor.

### Cloakroom

4' 3" x 2' 6" (1.287m x 0.767m)

With uPVC double glazed window to the side elevation, the cloakroom is equipped with a corner w.c and washbasin. Splashback tiling.

### Lounge

16' 8" x 11' 0" (5.076m x 3.365m)

The living room has a uPVC double glazed window to the front elevation. Pleasantly presented with coving to the ceiling. Central heating radiator. Electric fire with surround.

### Kitchen/Diner

8' 9" x 17' 5" (2.662m x 5.307m)

Running across the width of the property, the dining kitchen firstly offers a range of wall and base units with contrasting work surfacing with inset sink and drainer. Electric cooker point with extractor over as well as a fridge freezer. Plumbing for a washing machine. Tiled flooring. Wall mounted gas boiler. Central heating radiator. Two uPVC double glazed windows to the rear elevation and one to the side along with side entry door. Space to accommodate a table and chairs.

### First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling. Airing cupboard.

### Bathroom

5' 5" x 8' 0" (1.639m x 2.428m)

uPVC double glazed window to the rear elevation. Equipped with a close coupled w.c, pedestal wash hand basin and a panelled bath with shower and screen over. Tiling to the walls. Central heating radiator.

#### **Bedroom One**

11' 5" x 10' 8" into wardrobes (3.488m x 3.239m)

uPVC double glazed window to the front elevation. Fitted wardrobes. Central heating radiator.

#### **Bedroom Two**

11' 8" x 9' 1" (3.559m x 2.764m) minimums

uPVC double glazed window to the rear elevation. Central heating radiator.

#### **Bedroom Three**

7' 5" x 7' 1" (2.270m x 2.161m)

uPVC double glazed window to the front elevation. Central heating radiator.

#### **Outside**

A generous driveway offers excellent off-street parking and leads to a single garage. Further paving creates the remainder of the front garden. A generously sized and well-maintained rear garden, predominantly laid to lawn, offering an ideal space for outdoor entertaining and family use. The garden features a paved pathway, with established borders providing a range of mature shrubs and seasonal planting. Fully enclosed by timber fencing, the space offers a good degree of privacy and security, making it perfect for children and pets. The garden enjoys a pleasant open aspect and benefits from ample natural sunlight throughout the day.

#### **Garage**

19' 11" x 10' 0" (6.075m x 3.060m)

With windows to the rear and side elevations and electric roller door to the front. Side personal door. Internal light and power. Peaked roof.

#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

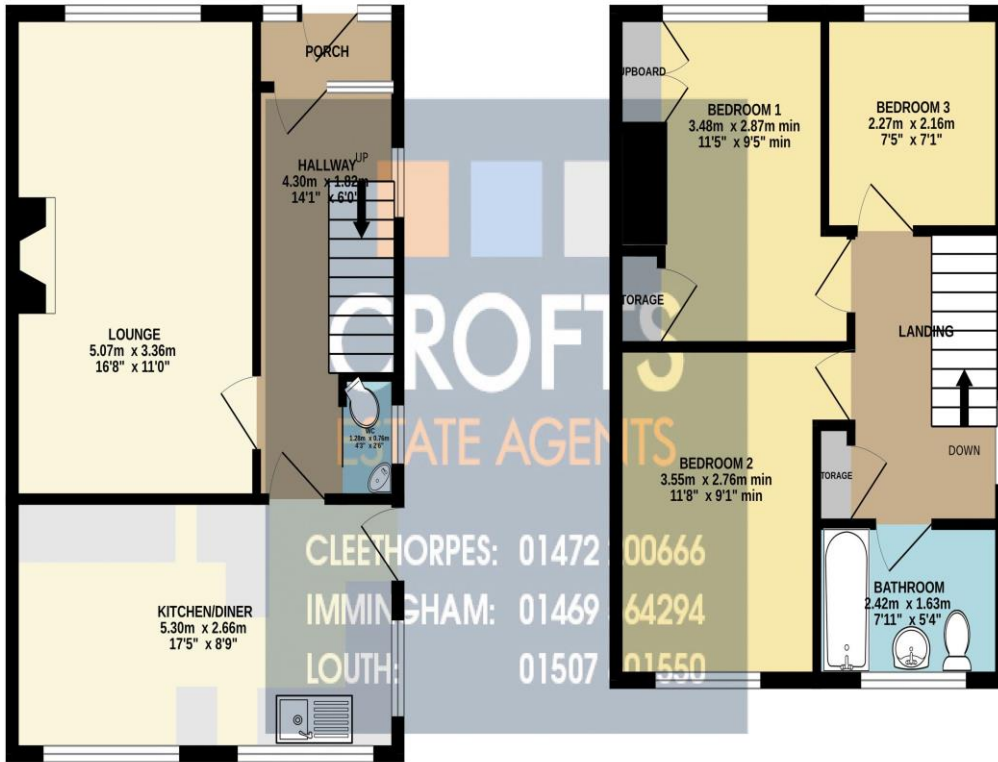
#### **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.



GROUND FLOOR  
40.3 sq.m. (434 sq.ft.) approx.

1ST FLOOR  
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 76.4 sq.m. (823 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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