



**ABSOLUTE**  
PROPERTY

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**34 Guinevere Gardens, Waltham Cross**  
**EN8 8EJ**  
**£1,475**

Absolute Property are delighted to offer this unfurnished two-bedroom first-floor apartment. Ideally situated at the end of a very quiet cul-de-sac in the centre of town, the property is within walking distance of the gym, library, Tesco, and two train stations (Cheshunt and Theobalds Grove).

The apartment has been newly redecorated throughout and is presented in excellent, pristine condition. It features a new induction hob, double glazing throughout, and an east-west aspect, making it exceptionally bright and airy. The spacious lounge enjoys afternoon sun and uninterrupted views over the park.

Additional benefits include off street parking for residents.

Call now to arrange a viewing or to request more information.



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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 30-39                    | A         | 100-149  | A         |
| 20-29                    | B         | 80-99  | B         |
| 10-19                    | C         | 60-79  | C         |
| 0-9                      | D         | 40-59  | D         |
|                          | E         | 20-39  | E         |
|                          | F         | 10-19  | F         |
|                          | G         | 0-9  | G         |

For energy efficiency: higher rating costs less to run.  
 For environmental impact: higher rating benefits the environment.

England & Wales EPC Director 2020/2016 (EPC)