KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS

939A Hertford Road

Waltham Cross EN8 7RR

Price £340,000

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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

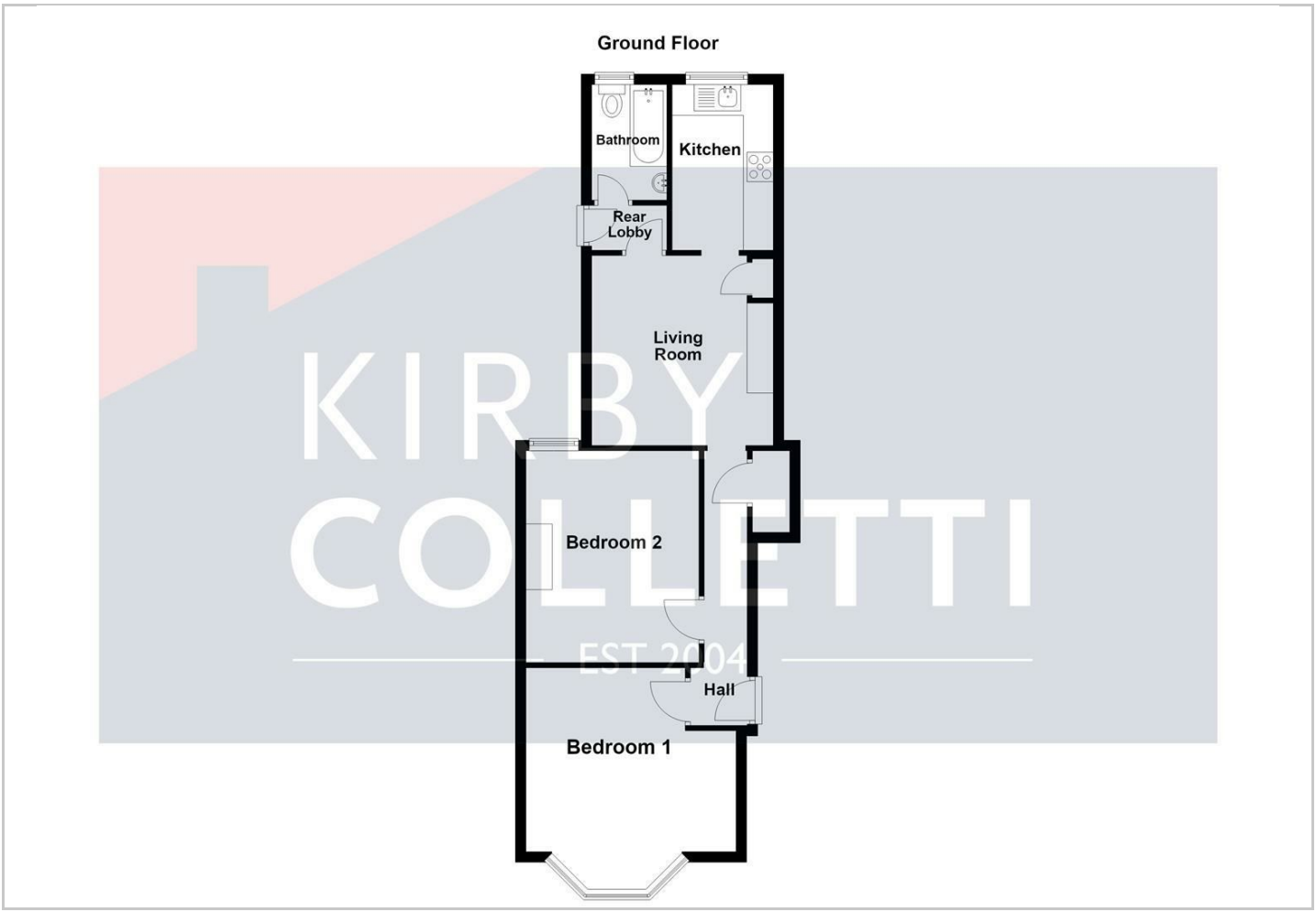
COUNCIL TAX - Enfield Council BAND C.
GROUND RENT - £200 per annum
SERVICE CHARGE: ZERO
LEASE: Approx. 92 years remaining.

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.

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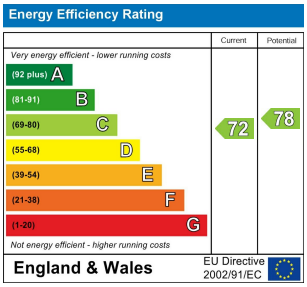
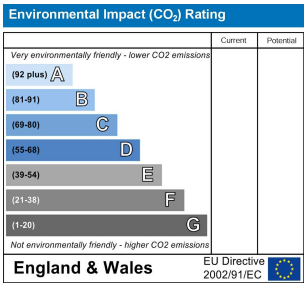
Energy Efficiency Graph





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