

# Lanes

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**65 Dudley Avenue, Waltham Cross, EN8 8RN**

**Offers Over £550,000**

Situated on 'Dudley Avenue' is this semi-detached two bedroom house with an additional one bedroom annexe to rear. The house comprises of two double bedrooms, upstairs bathroom, separate WC, extended modern kitchen and much more. The annexe is made up of an open plan living space, modern fitted kitchen and bathroom as well as a double bedroom with direct access to the property's rear garden. There is also plenty of parking.

'Dudley Avenue' is walking distance to 'Theobalds Grove Train Station', with direct links into London, and also the ever popular 'Cedar's Park'.

Call Now to View!



### Driveway

Parking for up to 4/5 cars.

### Porch

### Entrance Hall

Stairs to First Floor Landing and door to Kitchen/Diner

### Front Room

13'11" x 12' (4.24m x 3.66m)

Dual aspect Front Room.

### Kitchen/Diner

24' x 13' (7.32m x 3.96m )

Eye and base level units with kitchen island, skylight above and window to rear aspect. Fitted oven and gas hob with extractor hood, integrated dishwasher and space for big fridge/freezer. Sink with mixer tap. Open aspect to dining area with window to rear aspect.

### Bedroom One

Dual aspect double bedroom with windows to front and rear.

### Bedroom Two

13'10" (narrowing to 7') x 10' (narrowing to 8') (4.22m (narrowing to 2.13m) x 3.05m (narrowing to 2)

Doubled bedroom with window to rear aspect.

### Bathroom

Panel-enclosed bath with shower over and wall mounted hand basin. Frosted window to rear aspect.

### Separate WC

Concealed WC with frosted window to front aspect.

### Rear Garden

L Shaped Garden backing with patio area leading to storage unit and lawn to side.

### Annexe

Purpose-built Annexe comprising of a bedroom, modern three piece suite, spacious open plan living area with fitted Kitchen and direct access to Garden. Also has it's own gas boiler with under floor heating throughout.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

ANNEXE  
514 sq.ft. (47.8 sq.m.) approx.

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) 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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### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

