

# Lanes

ESTATE AGENTS

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**120 Northfield Road, Waltham Cross, EN8 7RE**

**£400,000**

A two bedroom semi detached bungalow situated in Waltham Cross. The property benefits from a fitted kitchen and shower room, garage, potential for off street parking, front and rear gardens. Within easy reach of shops, bus routes and rails stations.

Call now to view!



**Porch to:**

**Hallway**

**Lounge**

16'9 x 10'2 opening to 11'9 (5.11m x 3.10m opening to 3.58m)

**Kitchen**

9'3 x 8'8 (2.82m x 2.64m)

**Bedroom**

11'0 x 11'7 (3.35m x 3.53m)

**Bedroom**

10'7 x 9'6 (3.23m x 2.90m)

**Shower Room**

**Front**

Laid lawn with potential for off street parking

**Rear**

Patio area and lawn lawn

**Garage En-Bloc**

**Reference**

CH6475/PL/PL/PL/10072024 - Cheshunt Estate Agent

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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, 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 inspected and no guarantee, as to their operation or efficiency can be given. Made with Metropack iCAD2

**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.



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