

# Lanes

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## Flat 21, Burlington House Swanfield Road, Waltham Cross, EN8 7FG

**£190,000**

Nestled in the charming Swanfield Road in Waltham Cross, this delightful property is a hidden gem waiting to be discovered. Boasting a cosy reception room, a comfortable bedroom, and a modern bathroom, this home is perfect for those seeking a tranquil retreat.

This property offers a warm and inviting atmosphere, ideal for relaxation after a long day. Built in 2017, the house exudes a contemporary feel while still maintaining a sense of homely comfort.

Whether you're a first-time buyer looking to step onto the property ladder or a savvy investor seeking a promising opportunity, this property has the potential to fulfil your desires. Don't miss out on the chance to make this house your home sweet home in the heart of Waltham Cross.



**Hall**

Entry Phone System, storage cupboard and doors to all rooms.

**Lounge/Diner**

12'7" x 9'5" (narrowing to 8'6") (3.84m x 2.87m (narrowing to 2.59m))  
Two windows, open aspect to kitchen area

**Kitchen**

7' x 5' (2.13m x 1.52m)  
Eye and base level units, fitted oven and hob, stainless steel sink with drainer, integrated fridge/freezer.

**Bedroom**

12'8" x 10'1"(narrowing to 9'4") (3.86m x 3.07m(narrowing to 2.84m))  
Two windows.

**Bathroom**

**Parking**

One Allocated Parking Space.

**REFERENCE**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 here and herein listed and/or guaranteed as to their operation or efficiency can be given. Made with Metaphor ©2024

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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.

