

Lanes

ESTATE AGENTS

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Flat 37 Burlington House Swanfield Road, Waltham Cross, EN8 7FG

£250,000

This charming second-floor flat offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for young professionals, couples, or small families seeking a modern living space.

Upon entering, you are greeted by a welcoming entry phone system, ensuring both security and ease of access. The flat features a spacious lounge that seamlessly integrates with the kitchen, creating an inviting atmosphere for relaxation and entertaining. The open-plan design maximises the use of space, making it a delightful area to unwind after a long day.

The property boasts a well-appointed bathroom, providing all the necessary amenities for your daily routine. Additionally, the flat includes allocated parking for one car, a valuable feature in this bustling area, allowing for hassle-free parking.

One of the standout advantages of this location is its proximity to two rail stations, making commuting to London and surrounding areas both quick and convenient. Whether you are heading to work or exploring the vibrant local



Door To

Hallway

Lounge/Kitchen

20'2 x 9'5 narrowing to 6'10 (6.15m x 2.87m narrowing to 2.08m)

Bedroom

10'1 x 9'4 into fitted wardrobes (3.07m x 2.84m into fitted wardrobes)

Bedroom

14'0 x 4'6 (4.27m x 1.37m)

Bathroom

Exterior

Allocated parking for one car

Reference

CH6534/PL/PL/PL/31012025 - 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given. Made with Metropac (2022).

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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