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## 67 Benedictine Gate, Waltham Cross, EN8 0XB

**Offers Over £500,000**

This charming Linked Detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With three bedrooms, double glazing and a rear garden.

Built in 1990's, the house has been thoughtfully designed to cater to modern living. A notable feature is the side extension, which can serve as an additional bedroom or a second reception room, allowing for versatile use of space to suit your lifestyle. The first-floor bathroom adds to the practicality of the home, ensuring that daily routines are both comfortable and efficient.

The kitchen/diner is a delightful space, perfect for family meals or social gatherings, and it seamlessly connects to the rest of the home. Outside, the property benefits from off-street parking for two to three cars, a valuable asset in this bustling area.

Moreover, residents will appreciate the easy access to the Brookfield Farm shopping area, which offers a variety of shops and amenities, making daily errands a breeze. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful house your new home.



Door to

Hallway

Reception Room

14'11 x 13'6 into stairs (4.55m x 4.11m into stairs)

Kitchen/Diner

14'10 x 9'8 (4.52m x 2.95m)

Bedroom Four/ Second Reception Room

15'7 x 7'10 (4.75m x 2.39m)

First Floor Landing

Bedroom

11'8 x 8'9 (3.56m x 2.67m)

Bedroom

9'7 x 8'9 (2.92m x 2.67m)

Bedroom

7'8 x 5'11 (2.34m x 1.80m)

Bathroom

Front Garden

Paved for off street parking.

Rear Garden

Reference

CH6537/PL/PL/PL/1002025 - Cheshunt Estate agents

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

1ST FLOOR



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.

