

Lanes

ESTATE AGENTS

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63 Central Avenue, Waltham Cross, EN8 7JJ

£420,000

A three bedroom mid terrace property in need of modernisation. The property benefits from gas central heating, part double glazing, lounge/diner, potential to extend STPP, front and rear gardens.

Call now to view!



Door To:

Hallway

Lounge/Diner

24'7 x 11'4 (7.49m x 3.45m)
narrowing to 9'11

Kitchen

7'10 x 6'8 (2.39m x 2.03m)

First Floor Landing

Bedroom

13'5 x 9'10 into fitted wardrobe (4.09m x 3.00m into fitted wardrobe)

Bedroom

11'4 x 9'11 (3.45m x 3.02m)

Bedroom

6'11 x 7'3 (2.11m x 2.21m)

Bathroom

Front Garden

Rear Garden

Reference

CH6542/PL/PL/PL/17022025 - Waltham Cross 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

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.

