



4, Cameron Drive, Waltham Cross, EN8 8BW

£425,000



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Nestled in the desirable area of Cameron Drive, Waltham Cross, this charming mid-terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including an ensuite shower room to bedroom one, this property is ideal for families or those seeking extra space.

The ground floor features a welcoming reception room, perfect for relaxation or entertaining guests. The well-appointed first-floor bathroom ensures that all family members have easy access to essential amenities.

One of the standout features of this home is its proximity to Waltham Cross Shopping Centre, which is just a short stroll away. Here, you will find a variety of shops, cafes, and essential services, making daily errands a breeze. Furthermore, excellent transport links are nearby, providing easy access to surrounding areas and beyond.

For those with vehicles, the property offers off-street parking for two vehicles, ensuring convenience and security.

In summary, this delightful terraced house on Cameron Drive presents an excellent opportunity for anyone looking to settle in a vibrant community with modern amenities. Don't miss the chance to make this lovely home your own.

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Door To: vanity sink with mixer tap, double shower cubicle, spotlights, heated towel rail, tiled walls and floor.

Lobby
Laminate flooring, stairs leading to first floor landing and door leading to lounge.

Exterior - Front
Tarmac driveway with hedge to side.

Lounge 13'8" x 11'6" (max) (4.17m x 3.51m (max))
Double glazed window to front aspect, radiator, laminate flooring, under stair storage cupboard and door leading to kitchen.

Exterior - Rear
Part patio paved rest is laid to lawn, two brick built sheds and gate leading to rear access.

Kitchen/Diner 17'0" x 10'3" (5.18m x 3.12m)
Double glazed window to rear aspect, frosted double glazed door leading to rear garden, eye and base level units with worktop surfaces and grey glass splashbacks, stainless steel two bowl sink with mixer tap and drainer unit, integrated dishwasher, space for washing machine and fridge/freezer, fitted electric oven with five point gas hob and extractor hood, laminate flooring, spotlights and radiator.

Reference
CH6538/AX/AX/AX/100225 - Waltham Cross Estate Agents

Please Note
The seller of the property is an employee of Lanes Estate Agents

First Floor Landing
Double glazed window to front aspect, storage cupboard, stairs leading to second floor landing, doors leading to bedroom two, bedroom three and bathroom.

Bedroom Two 10'7" x 10'6" (3.23m x 3.20m)
Double glazed window to front aspect, spotlights and radiator.

Bedroom Three 10'7" x 9'4" (3.23m x 2.84m)
Double glazed window to rear aspect, spotlights, radiator and storage cupboard.

Bathroom
Frosted double glazed window to rear aspect, panel enclosed 'Whirlpool' bath with mixer tap, wall mounted electric shower, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled walls and floor.

Second Floor Landing
Door leading to bedroom one.

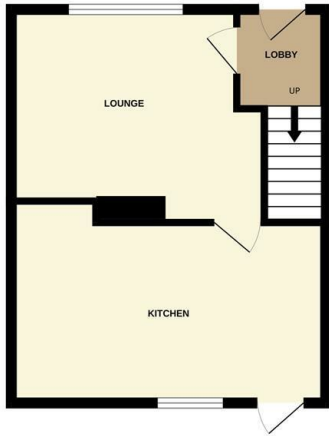
Bedroom One 15'9" x 10'6" (4.80m x 3.20m)
Two Velux windows, double glazed window to rear aspect, radiator, spotlights and door leading to ensuite.

Ensuite Shower Room
Frosted double glazed window to rear aspect, low flush W.C,





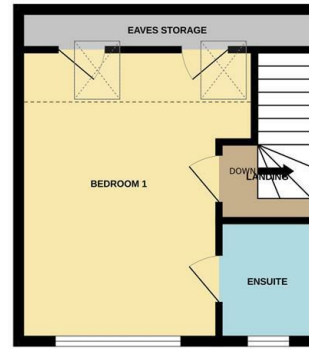
GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

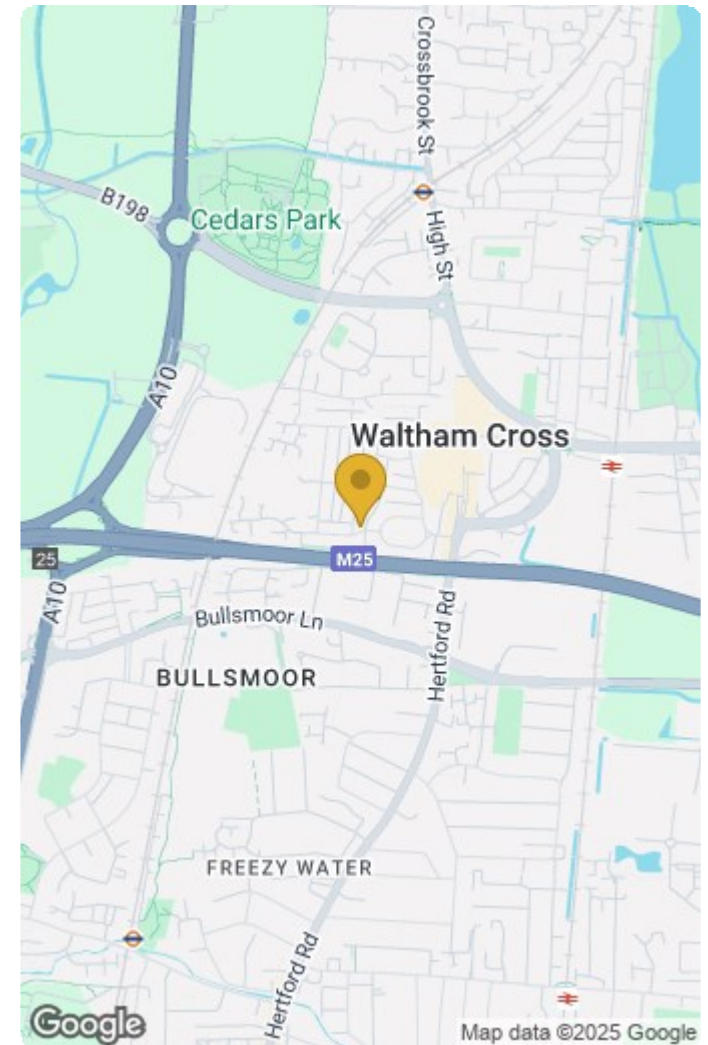


2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

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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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	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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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