



2 Holmesdale, Waltham Cross, EN8 8QY
£750,000



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Welcome to Holmesdale, this exquisite house offers a perfect blend of modern living and comfort. With a high specification throughout, this property is designed to cater to the needs of contemporary families.

Upon entering, you are greeted by the heart of the home, the open plan living space, which seamlessly combines the kitchen, dining, and lounge areas, as well as an additional sun room creating an inviting atmosphere for family gatherings and social occasions.

This remarkable residence boasts four well-appointed bedrooms plus a loft area, ensuring that there is plenty of room for everyone. The two en-suites and family bathroom add convenience and privacy, making morning routines a breeze.

For those who enjoy leisure activities, the property features a dedicated games room or gym, offering a versatile space for exercise or entertainment. To the rear of the garden is a summerhouse which is currently being used as an office.

The gated driveway enhances security and provides off-street parking, a valuable asset in today's busy world.

Situated in a peaceful cul-de-sac, this home offers a tranquil environment while still being conveniently located near local amenities and transport links. Waltham Cross Train Station is nearby with direct routes into the City Of London.

This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this stunning home your own.



Gated Driveway

Entrance Hall

Open Plan Living Space

31'5" x 17' (narrowing to 10'7") (9.58m x 5.18m (narrowing to 3.23m))

Kitchen Area 17' x 9'8" (5.18m x 2.95m)

Sun Room 17'7" x 12'10" (5.36m x 3.91m)

Games Room 31'10" x 9'8" (9.70m x 2.95m)

Gym 30'10" x 8'8" (9.40m x 2.64m)

First Floor Landing

Bedroom One 13'11 x 9'8" (4.24m x 2.95m)

En-Suite to Bedroom One

Walk in Wardrobe

Could be converted to extra bedroom

Bedroom Three 11'6" x 9'11" (3.51m x 3.02m)

Bedroom Four 8'10" x 8'9" (2.69m x 2.67m)

Currently used as laundry room

Second Floor Landing

Bedroom Two

16'7" (restricted head height) x 11'2" (5.05m (restricted head height) x 3.40m)

En-Suite to Bedroom Two

Loft Room/Play Room

Currently used as Play Room.

Rear Garden

Summer House/Office

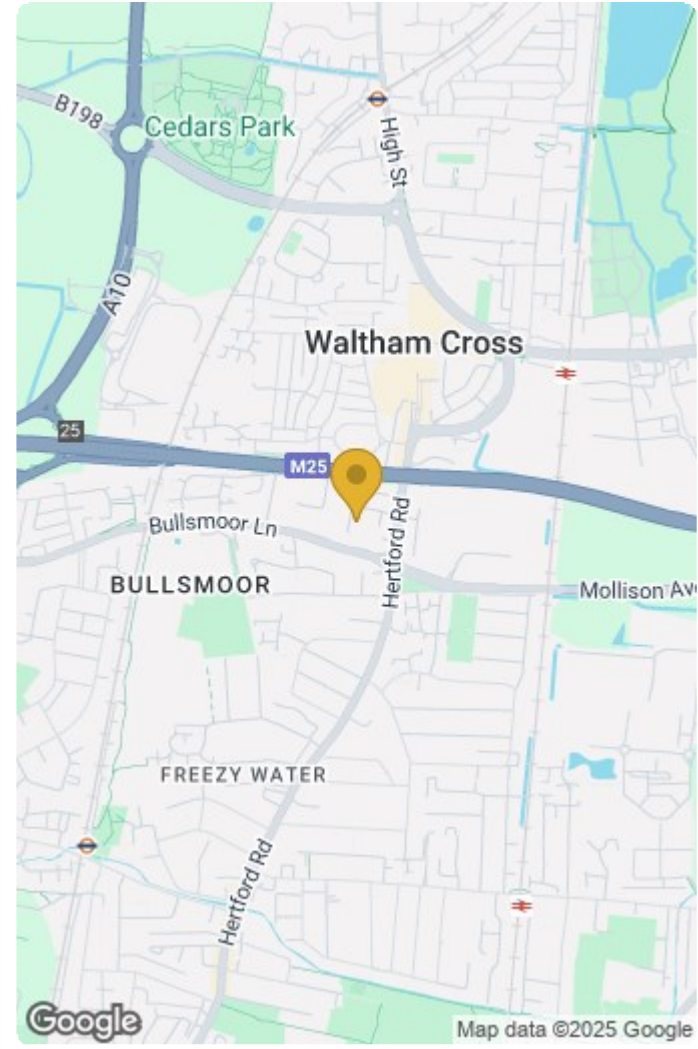
REFERENCE

LANES WALTHAM CROSS AND ENFIELD ESTATE AGENT



*Throw me to the WOLVES
I'll come back leading the pack*





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	74	80

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.

