



8 Abbey Road, Waltham Cross, EN8 7LQ

£465,000



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Located within the heart of Waltham Cross is this Three Bedroom Mid terrace house. The house is situated within a stones throw to Waltham Cross 'Pavilion', Bus Station and is within walking distance to Waltham Cross Train Station giving you easy access to 'London Liverpool Street Station'. The property has many benefits to include ground floor shower room, first floor bathroom, extended kitchen, garage to rear and more. Viewing is highly recommended to fully appreciate this property. Call now!



### Entrance Hall

Entrance hall with doors to Lounge, Shower Room and stairs leading to first floor landing.

### Lounge

11'7" x 10'3" (3.53m x 3.12m)

Spacious Lounge with bay window to front aspect, radiator and open aspect to Dining Room. Laminate flooring and radiator.

### Dining Room

11'7" x 12'9" (3.53m x 3.89m)

Gas fireplace and radiator, laminate flooring and access to Kitchen.

### Kitchen

17'9" x 8'2" (5.41m x 2.49m)

Granite worktops with a good range of eye and base level units, fitted double oven with induction hobs and extractor hood. Stainless steel sink with mixer taps and drainer, space for dish washer. Tiled flooring throughout and Window to rear aspect. Doors leading to garden and Utility Room.

### Utility Room

5'6" x 4'10" (1.68m x 1.47m)

Space for washing machine and big fridge/freezer. Spotlights.

### Shower Room

Corner shower with shower over, closed couple WC with pedestal hand basin and mixer taps. Tiled flooring and walls with heated towel rail.

### First Floor Landing

Loft access and doors leading to all rooms.

### Bedroom 1

11'7" (into fitted wardrobes) x 10'10" (3.53m (into fitted wardrobes) x 3.30m)

Bay window to front aspect, fitted wardrobes and radiator.

### Bedroom 2

10'5" x 12'5" (3.18m x 3.78m)

Laminate flooring and two fitted wardrobes, radiator and window to rear aspect.

### Bedroom 3

5'7" x 8'4" (1.70m x 2.54m)

Laminate flooring and storage cupboard. Window to front aspect.

### Bathroom

5'6" x 5'7" (1.68m x 1.70m)

Panel-enclosed bath with mixer tap and shower over, Closed couple WC with pedestal hand basin and mixer tap. Tiled

flooring and walls with heated towel rail. Window to rear aspect.

### Exterior Front

Gate leading to paved front with flower beds to front.

### Exterior Rear

Mainly laid to lawn with patio paved area. Tap and rear access also leading to Garage.

### Garage

### Reference

CH6294/AX/EB/AX/191022 - CHESHUNT ESTATE AGENT

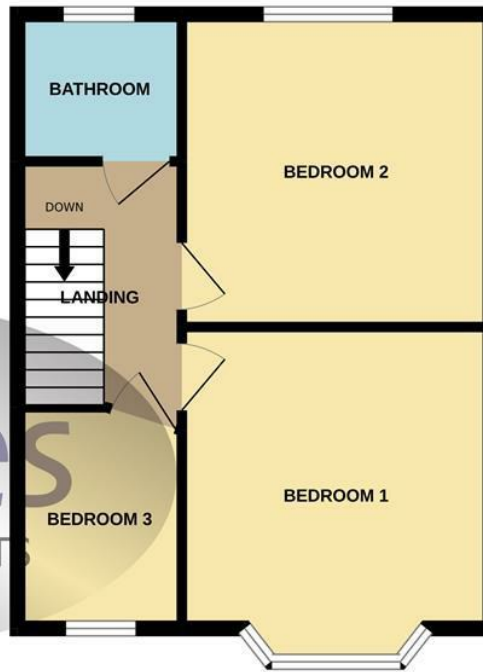




GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



Lanes  
ESTATE AGENTS

TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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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.



Energy Efficiency Rating		Class	Score
Very energy efficient - lower running costs	(92 plus)	A	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Class	Score
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

