



73 Dudley Avenue, Waltham Cross, EN8 8RN

Offers In Excess Of £560,000





## 73 Dudley Avenue, Waltham Cross, EN8 8RN

**\*\*CHAIN FREE\*\*** Lanes Estate Agents are delighted to offer this Extended Four Bedroom, Semi Detached House located in Waltham Cross. The property Benefits a Garage, Off Street Parking & Car Port, Cloakroom, Double Storey Extension to Side and is located within Easy Reach of Shops, Schools, Waltham Cross Bus Station, Theobalds Grove & Waltham Cross BR Stations, the A10 & M25 making this an Ideal Family Home.

A certain wow factor of this property is certainly of where the garden backs onto Cedars Park the Award winning Park in Cheshunt, former location of Theobalds Palace and now home to pets corner, a maze, a fantastic café and beautiful woodland area!!



**HALLWAY**

**W/C**

**THROUGH LOUNGE** 29'1 x 12'1 (8.86m x 3.68m)

**CONSERVATORY** 9'1 x 9'2 (2.77m x 2.79m)

**KITCHEN** 11'2 x 9'1 (3.40m x 2.77m)

**LANDING**

**BEDROOM** 15'4 x 11'7 (4.67m x 3.53m)

**BEDROOM** 11'7 x 11'6 (3.53m x 3.51m)

**BEDROOM** 18'9 x 8'6 (5.72m x 2.59m )

**BATHROOM**

**BEDROOM** 11'2 x 6'7 (3.40m x 2.01m)

**GARDEN**

**GARAGE** 20'1 x 9'5 (6.12m x 2.87m)

**DRIVEWAY**

CHESHUNT ESTATE AGENT





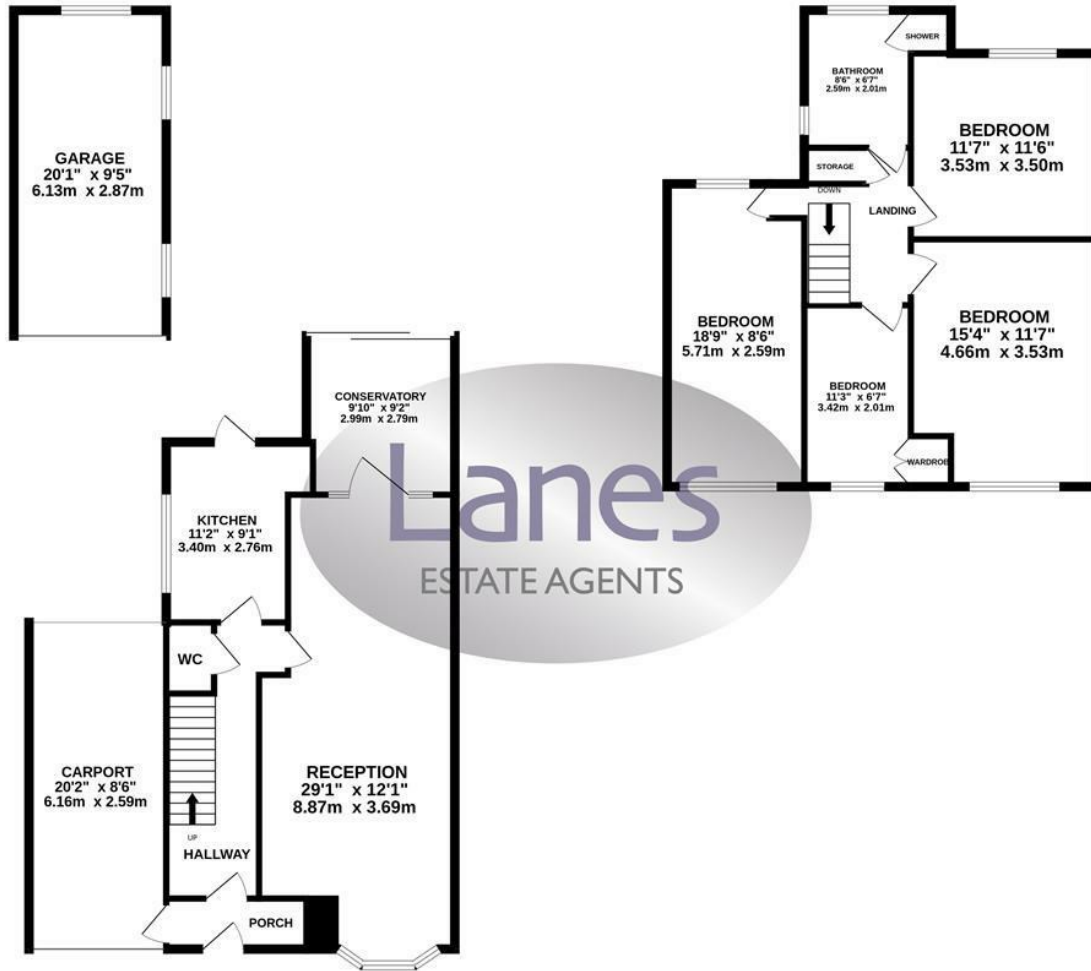






GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.

1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.

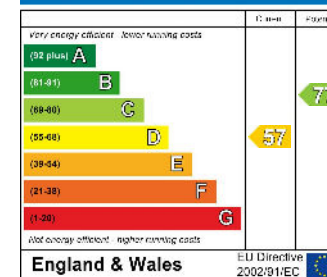
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

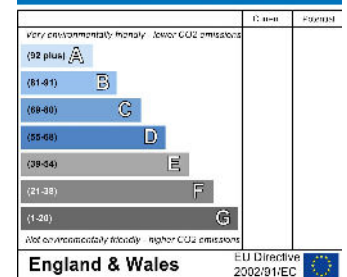
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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