



10 Longcroft Drive, Waltham Cross, EN8 7QL

£400,000



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Situated on 'Longcroft Drive' is this three bedroom end of terraced home. The property boasts an upstairs shower room, downstairs bathroom, modern kitchen, rear garden, driveway and is also walking distance to Waltham Cross Train Station with direct links into London. With schools nearby and the potential for a further rear extension (STPP), this really is an ideal family home or even First Time Buy. Call now to avoid disappointment!

Offers in excess of



Driveway

Paved Driveway with parking for one car.

Porch

Window and doors leading to Downstairs Bathroom and Hall

Downstairs Bathroom

Panel enclosed bath with shower over, closed coupled WC with vanity hand basin and mixer tap. Meter cupboard.

Hall

Doors leading to storage cupboard, Kitchen and Lounge.

Lounge

17'11 x 10" (5.46m x 3.05m)

Window to front aspect and patio doors leading to Rear Garden

Kitchen/Diner

I shaped 20" (narrowing to 8") x 11" (narrowing to I shaped 6.10m (narrowing to 2.44m) x 3.35m (narro

Eye and base level units with worksurfaces throughout, fitted oven with hobs and extractor hood, space for fridge/freezer and integrated dishwasher. Windows to front and rear aspect, space for table and door leading to Rear Garden. Stairs to First Floor Landing

First Floor Landing

Spacious landing with storage cupboard, access to loft and doors leading to all rooms.

Bedroom One

11'1 x 11" (3.38m x 3.35m)

Two fitted wardrobes and window to rear aspect.

Bedroom Two

9" x 9" (2.74m x 2.74m)

Useful Storage shelving area above stairs and window to rear aspect.

Bedroom Three

9" x 6'11" (2.74m x 2.11m)

Currently used as an office. Storage cupboard and window to front aspect.

Upstairs Shower Room

Shower cubicle with shower over, concealed WC with vanity hand basin and mixer tap.

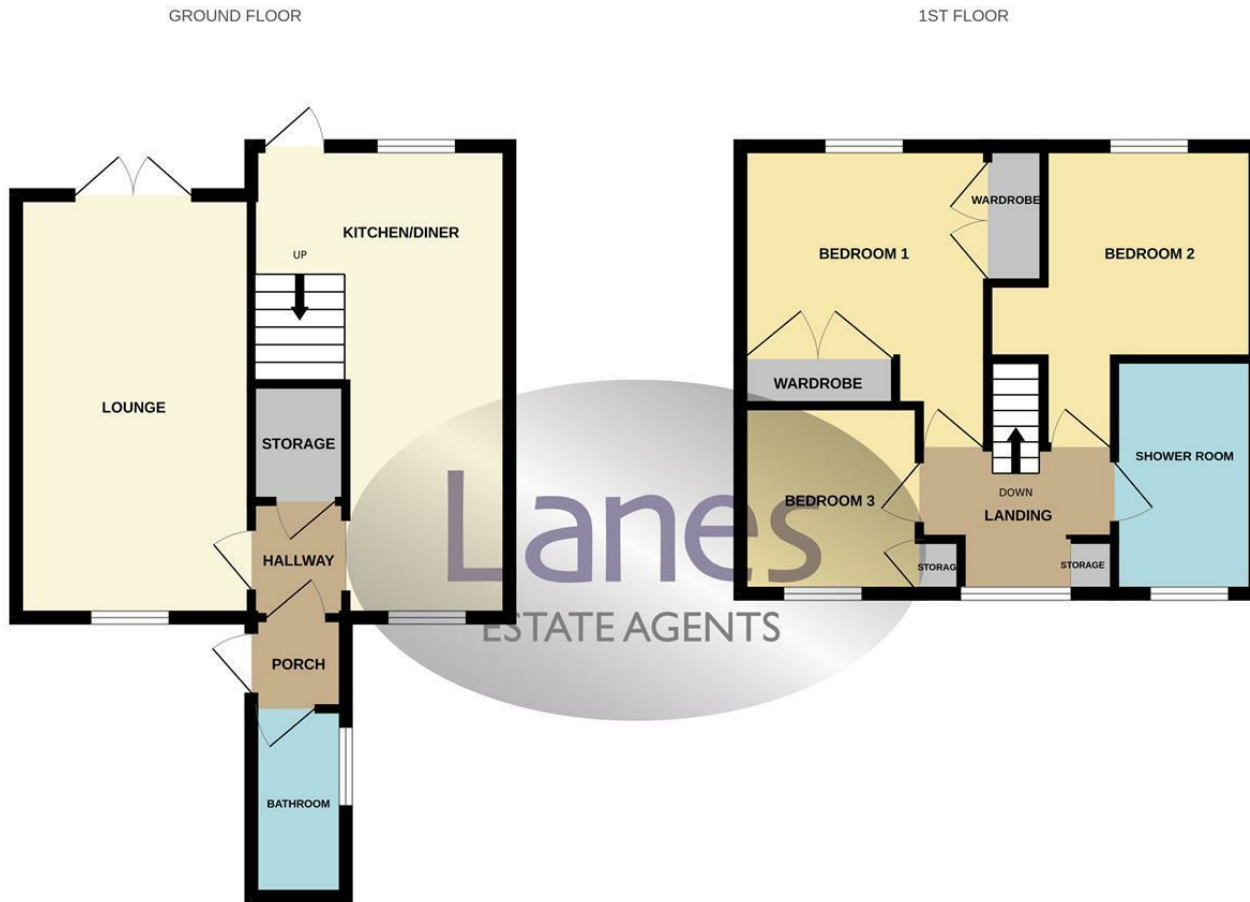
Rear Garden

Decking area with pathway alongside the lawn to brick built storage shed and gate for rear access.

REFERENCE







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		Current	Target
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		80	85
(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	Target
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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