

Estate Agents • Lettings • Land & New Homes



# 5 Cornwall Close, Waltham Cross, EN8 7RA

£475.000

A three bedroom semi detached property situated in one of the most popular estates in Waltham Cross. The property benefits from a large kitchen/breakfast room with a kitchen Island, double glazing, gas central heating, first floor bathroom and front and rear gardens. The property also has potential for off street parking and extensions (stpp) and is also in walking distance to Theobalds Rail Station and Waltham Cross Rail Station

Call now to view!







#### **Door To**

## **Hallway**

## Lounge

12'7 x 11'5 (3.84m x 3.48m)

#### **Kitchen**

 $17'3 \times 11'3$  to widest point (5.26m x 3.43m to widest point)

# **First Floor Landing**

# **Bedroom One**

13'4 x 10'0 (4.06m x 3.05m)

## **Bedroom Two**

11'4 x 10'0 (3.45m x 3.05m)

# **Bedroom Three**

7'2 x 6'8 (2.18m x 2.03m)

## **Bathroom**

#### **Front**

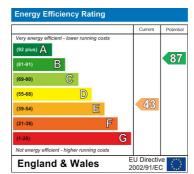
Laid lawn, pathway and shrubs.

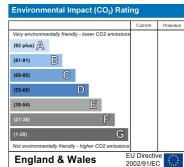
#### Rear

Decking area with laid lawn and side pedestrian access.

# Reference

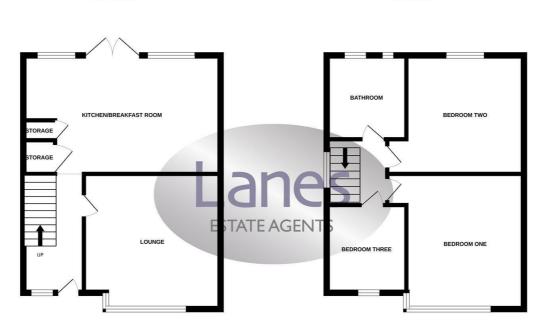
CH6466/PL/PL/10062024 - Cheshunt Estate Agent





GROUND FLOOR

1ST FLOOR



Whist 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 laken for any enror, 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 guarante as to their operability or efficiency can be given.

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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









