

Lanes

ESTATE AGENTS

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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 x 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/PL/10062024 - Cheshunt Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		43	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(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	

GROUND FLOOR

1ST FLOOR



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 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.

