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# 76 Swanfield Road, Waltham Cross, EN8 7JP

#### Offers In Excess Of £300.000

A rarely available two bedroom first floor maisonette with parking for two cars and own rear garden with easy access. The property is situated within easy reach of Waltham Cross Rail Station, Theobalds Rail Station, Waltham Cross Shopping Centre and schools. The accommodation benefits from double glazing, gas central heating with new combi boiler and much more.

Offered chain free. Call now to view!







#### **Door to**

# Stairs to first floor landing

# Landing

### Lounge

11'6 x 14'4 (3.51m x 4.37m)

### **Kitchen**

8'6 x 7'3 (2.59m x 2.21m)

### **Bedroom**

11'7 x 11'1 (3.53m x 3.38m)

### **Bedroom**

8'11 x 8'6 narrowing to 6'0 (2.72m x 2.59m narroiwng to 1.83m)

# **Bathroom**

# **Loft Storage Area**

Boarded with window

#### Front

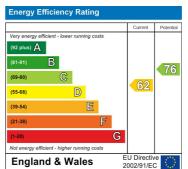
Off street parking for two cars

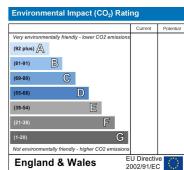
### Rear

Own rear garden with patio area and laid lawn.

## Reference

CH6544/PL/20022025 - Waltham Cross Estate Agent







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.









