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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 narrowiwn 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.

