



55 Queens Drive, Waltham Cross, EN8 7PR

£685,000



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This substantial four bedroom family home has been completely renovated by the current owner with the option of extending further (STPP). Benefits include two receptions, four double bedrooms with en-suite to master, loft area, separate WC and utility area. The outside doesn't disappoint either with an approximate 300ft garden, detached outbuilding which is currently the home gym, built in bar area and side and rear access. The house is perfectly positioned for access to local amenities and transport links with Waltham Cross Tran station a short walk away. This property shouldn't be missed so please call for a viewing ASAP.



Door into hallway

WC

Wall mounted basin, low level WC, tiled floor

Lounge 23'6 x 22'2 (7.16m x 6.76m)

Double glazed window to front, radiator, feature fireplace

Dining Room 13'10 x 9'2 (4.22m x 2.79m)

Double glazed window, radiator,

Kitchen 16'4 x 9'10 (4.98m x 3.00m)

Double glazed window, range of wall and base units, roll top work surfaces, double drainer sink, space for appliances

First floor landing

Door to loft room and doors to

Bedroom One

15'4 max x 14'2 max (4.67m max x 4.32m max)

Double glazed window, radiator and built in wardrobes door to

En-Suite

Walk in shower, vanity wash basin, low level wc, extractor fan and heated towel rail

Bedroom Two 13'10 x 9'2 (4.22m x 2.79m)

Double glazed window, radiator

Bedroom Three 10'7 x 9'10 (3.23m x 3.00m)

Double glazed window, radiator

Bedroom Four 10'2 x 9'10 (3.10m x 3.00m)

Double glazed window, radiator

Loft Area

15'6 x 10 - restricted head height (4.72m x 3.05m - restricted head height)

Velux windows, radiator

Bathroom

Panel enclosed bath, vanity wash basin, low level WC, tiled walls, extractor fan, radiator, tiled floors

Outside Area

To the front there is side access to the rear and a large block paved drive way for three to four cars

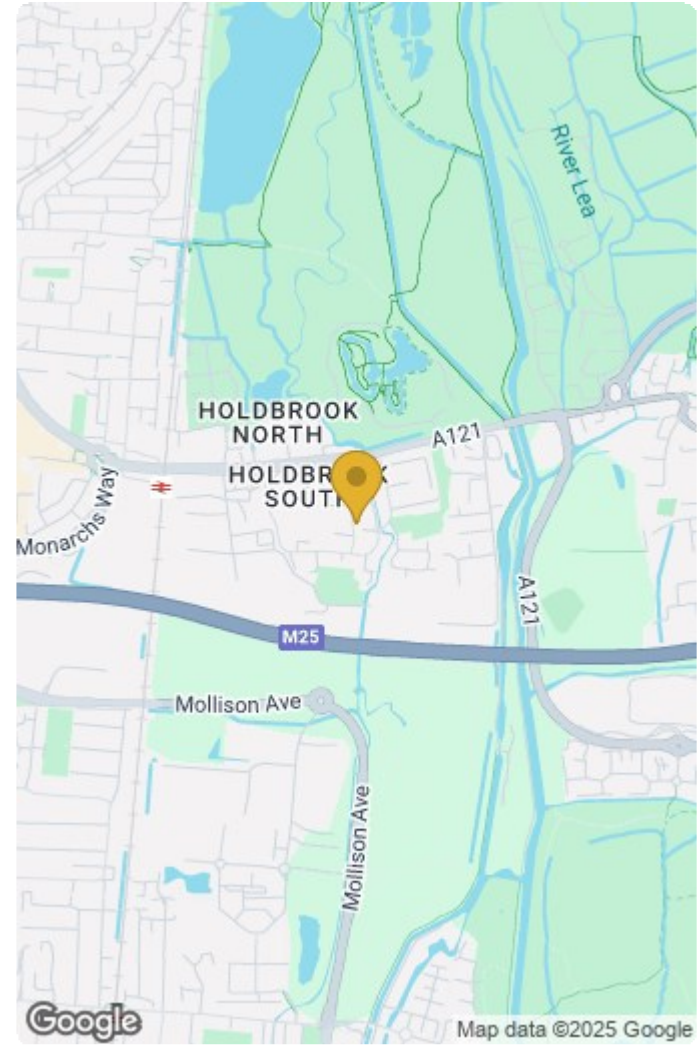
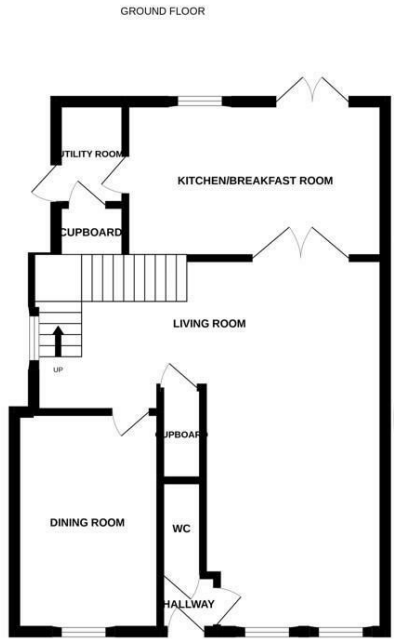
The back garden consists of a paved patio area with its own Bar with electric door and lighting. There is a detached outbuilding which could be used for a home office or gym. Further down there is a large hard standing area ideal for storage.

Reference

CH6227/EB/06022025 - Waltham Cross Estate agent







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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	

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.

