



45 Eleanor Road, Waltham Cross, EN8 7DW

£450,000

**Lanes**  
ESTATE AGENTS



# 45 Eleanor Road, Waltham Cross, EN8 7DW

Welcome to Eleanor Road, this three-bedroom property is a true gem. Boasting a beautiful condition throughout, it offers a perfect blend of comfort and style, making it an ideal home for families or those seeking a spacious living environment.

As you enter, you are welcomed into an inviting open plan living area that creates a warm and sociable atmosphere, perfect for entertaining guests or enjoying family time. The layout is designed to maximise space and light, ensuring a bright and airy feel throughout the home.

Outside, the property is complemented by both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or for children to play. These gardens offer a wonderful opportunity to enjoy the fresh air and sunshine, making it a perfect spot for summer barbecues or quiet evenings.

The home is situated just moments away from Waltham Cross Town Centre and Train Station offering direct links into London.

This residence is not just a house; it is a home that promises comfort and convenience in a sought-after location. With its beautiful condition and thoughtful layout, this property is sure to attract interest. Do not miss the chance to make this charming home your own.



Front Garden

Entrance Hall

Open Plan Living Area24'11" x 15' (7.59m x 4.57m)

Kitchen9'5" x 7'10" (2.87m x 2.39m)

Pantry9'7" x 7'10" (2.92m x 2.39m)

First Floor Landing

Bedroom One13'10" x 12'10" (4.22m x 3.91m)

Bedroom Two9'5" x 7'10" (2.87m x 2.39m)

Bedroom Three9'4" x 6'8" (2.84m x 2.03m)

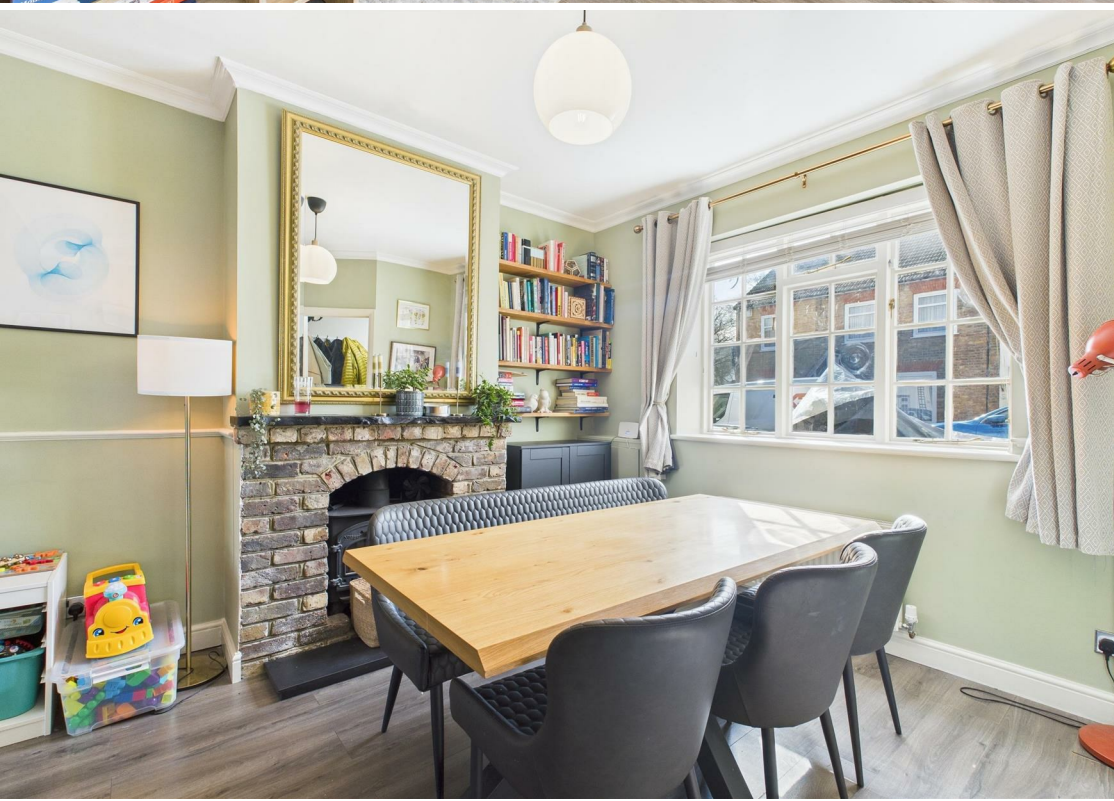
Bathroom

Rear Garden

REFERENCE

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Approximate total area<sup>(1)</sup>  
937.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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 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.

