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Flat 3, Hardingstone Court Eleanor Way, Waltham Cross, EN8 7SF

£240,000

A two bedroom ground floor flat with a private garden located on Eleanor Way in Waltham Cross. This property boasts a living space, making it an ideal choice for individuals or small families seeking comfort and convenience.

As you enter, you will appreciate the flat's own private entrance, providing a sense of independence and security. The well-proportioned reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features two inviting bedrooms, each designed to provide a peaceful retreat at the end of the day. The bathroom is well-appointed, catering to all your essential needs.

One of the standout features of this property is the own rear garden, a rare find in a flat. This outdoor space is perfect for enjoying the fresh air, gardening, or simply unwinding in a private setting.

Conveniently situated, this flat is within easy reach of Waltham Cross Rail Station, making commuting to London and other nearby areas a breeze. The long lease adds to the appeal, providing peace of mind for future living or investment.



Door to

Hallway

Lounge

10'8 x 11'4 (3.25m x 3.45m)

Kitchen Area

11'11 x 5'6 (3.63m x 1.68m)

Bedroom

10'8 x 8'6 opening to 15'2 (3.25m x 2.59m opening to 4.62m)

Bedroom

8'3 x 7'1 (25.30mx 2.16m)

Bathroomm

Front Garden

Rear Garden

Reference

CH6539PL/PI /PI /31032025

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 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.

