



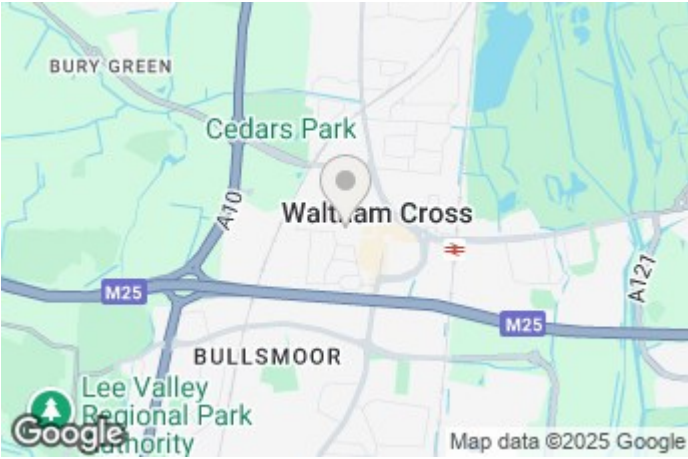
53 Berkley Avenue, Waltham Cross, EN8 8DN

- AVAILABLE TO VIEW NOW
- NEUTRALLY DECORATED THROUGHOUT
- ON ROAD PARKING
- SOON TO BE NEWLY FITTED KITCHEN

AVAILABLE TO VIEW NOW! Positioned on Berkley Avenue in Waltham Cross, this charming house presents an excellent opportunity for those seeking a comfortable family home. Spanning an impressive 969 square feet, the property boasts a well-thought-out layout and benefits from a mere ten-minute walk to Waltham Cross train station, bus station, and the local shopping centre.

As you enter, you are welcomed by a generous hallway that is bathed in natural light. To the right hand side, you will find a soon-to-be newly fitted kitchen, complete with modern appliances. The hallway then flows seamlessly into an open-plan living/dining area, with patio doors leading out to a delightful garden. The garden includes a lovely patio area at the entrance and rear, with easy-to-maintain artificial grass, making it a perfect spot for outdoor relaxation.

£2,000



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	

