



38 Dudley Avenue, Waltham Cross, EN8 8RR

£425,000

Lanes
ESTATE AGENTS

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Nestled on the tranquil Dudley Avenue in Waltham Cross, this charming TWO/THREE bedroom semi-detached bungalow offers a delightful blend of comfort and convenience. The bungalow features two reception rooms, one of which can be used as an additional downstairs bedroom, perfect for a small family or those seeking a peaceful retreat.

Set on a quiet road, this home is ideally located near the picturesque Cedars Park, where you can enjoy leisurely strolls and outdoor activities. Additionally, the nearby amenities cater to all your daily needs, while Theobalds Grove Train Station offers excellent transport links for commuters.

The front and rear gardens provide a lovely outdoor space, perfect for gardening enthusiasts or simply enjoying the fresh air. Furthermore, the inclusion of a garage adds to the practicality of this delightful bungalow.

This property is an excellent opportunity for those looking to settle in a peaceful area while remaining close to essential services and transport links. Don't miss the chance to make this charming bungalow your new home.

Call Now, Viewing is Highly Advised!



Front Garden

Entrance Hall

Kitchen 10'10" x 8'8" (3.30m x 2.64m)

Reception One 16'4" x 10'8" (4.98m x 3.25m)
Currently used as Lounge.

Reception Two 14'2" x 10'9" (4.32m x 3.28m)
Currently used as Dining Room. Stairs to First Floor Landing.

Bedroom 8'10" x 8'9" (2.69m x 2.67m)

Shower Room

Sun Room

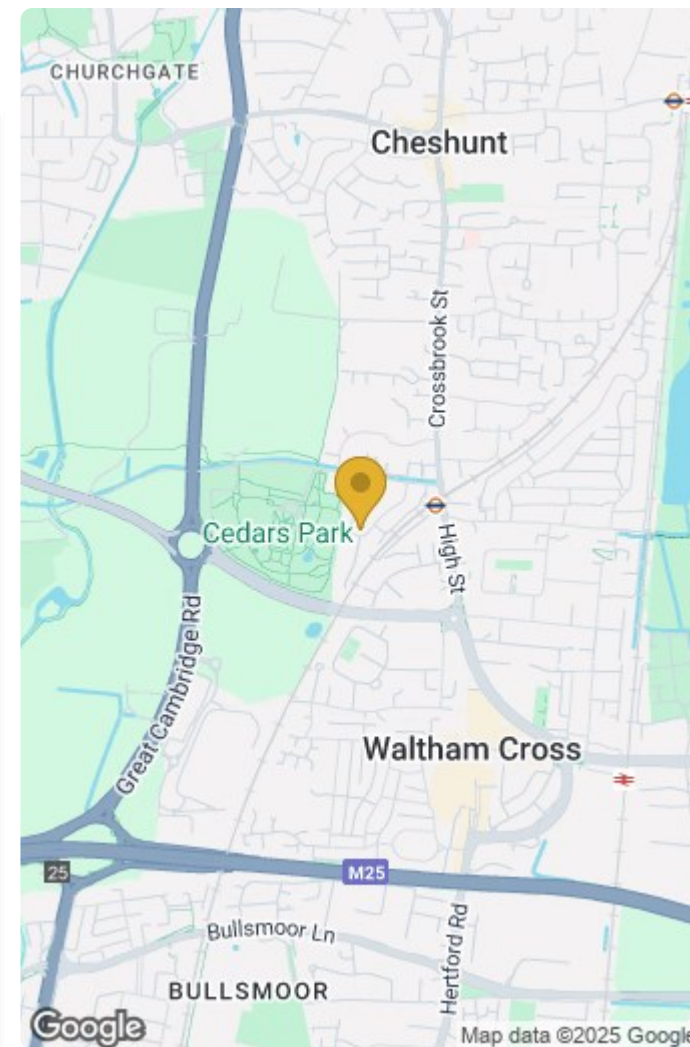
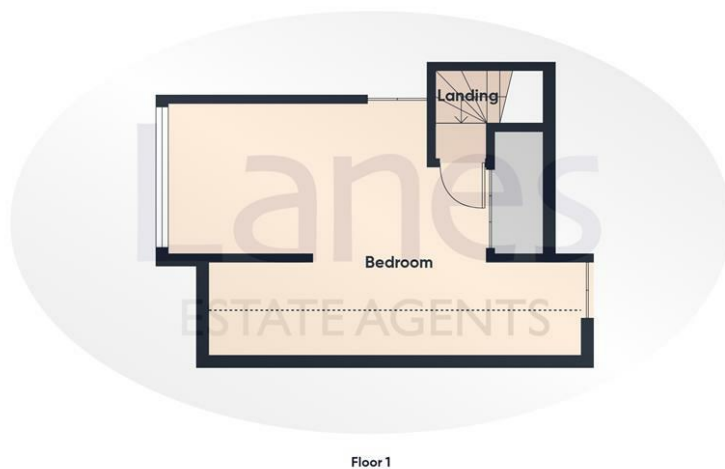
Bedroom 16'9" x 13'4" max points (5.11m x 4.06m max points)
Upstairs Bedroom in loft with fitted wardrobe.

Rear Garden

REFERENCE
CH6604 LANES WALTHAM CROSS ESTATE AGENTS







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.