

Lanes

ESTATE AGENTS

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6. Southfield Road, Waltham Cross, EN8 7HD

Chain Free £475,000

Welcome to the sought-after Southfield Road in Waltham Cross, this charming end of terraced house presents an excellent opportunity for those looking to create their dream home. Boasting three well-proportioned bedrooms and a spacious through Lounge, this property is perfect for families or those seeking extra space.

The house features an upstairs shower room and downstairs WC that, while both functional, are in need of some modernisation, allowing you to put your personal touch on the space. The property has already been extended to the rear, offering additional living space, and there is potential for further extension, subject to the necessary planning permissions. This flexibility makes it an ideal choice for those wishing to expand their living space in the future.

Conveniently located, the property is just a short distance from both Theobalds Grove and Waltham Cross Train Stations, providing excellent transport links for commuters. The surrounding area is well-regarded, making it a desirable location for families and professionals alike.



Driveway

Porch

Entrance Hall

Downstairs WC

Through Lounge

22'5" not including bay x 11' (6.83m not including bay x 3.35m)

22'5" not including bay x 11'

Kitchen/Diner

15'3" (narrowing to 6') x 14'3" (narrowing to 9'2") (4.65m

(narrowing to 1.83m) x 4.34m (narrowing to 2)

15'3" (narrowing to 6') x 14'3" (narrowing to 9'2")

Conservatory

11' x 7'6" (3.35m x 2.29m)

First Floor Landing

Bedroom One

10'6" x 10'3" (3.20m x 3.12m)

Bedroom Two

11'5" x 9'1" (3.48m x 2.77m)

Bedroom Three

8' x 6'1" (2.44m x 1.85m)

Shower Room

Rear Garden

Lean to/Storage to Side

Garage

REFERENCE

CH6611 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 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.



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