



20 Eleanor Road, Waltham Cross, EN8 7DL

Guide Price £440,000

 **NO PARKING**  
IN FRONT OF THIS GATE  
PLEASE KEEP ENTRANCE  
CLEAR  
AT ALL TIMES

**Lanes**  
ESTATE AGENTS

## 20 Eleanor Road, Waltham Cross, EN8 7DL

Welcome to Eleanor Road in Waltham Cross, this delightful end terrace house offers three generously sized bedrooms, being ideal for families or those seeking extra space. The layout includes a welcoming lounge that provides a warm atmosphere for relaxation.

The heart of the home is the spacious kitchen/diner, which is perfect for family meals and gatherings with friends. This area is designed to be both functional and inviting, making it a wonderful space for culinary creativity. Additionally, the property features a convenient downstairs bathroom, enhancing the practicality of daily living. ALSO INCLUDES UPSTAIRS WC!

One of the standout features of this home is the south-facing rear garden, which promises plenty of sunlight throughout the day. This outdoor space is perfect for enjoying the warmer months, whether you wish to cultivate a garden, host barbecues, or simply unwind in a tranquil setting.

Situated close to Waltham Cross town centre and the train station, this property offers excellent transport links and easy access to local amenities. This location is ideal for those who appreciate the vibrancy of town life while still enjoying the comforts of a residential area.

In summary, this end terrace house on Eleanor Road presents a wonderful opportunity for anyone looking to settle in a well-connected and family-friendly neighbourhood. With its spacious interiors and lovely garden, it is a property not to be missed.



**Entrance Hall**

**Lounge** 11'9" x 11'9" (3.58m x 3.58m)

**Kitchen/Diner** 18'2" x 11'8" (5.54m x 3.56m)

**Bathroom**

**First Floor Landing**

**Bedroom** 11'8" x 10' (3.56m x 3.05m)

**Bedroom** 11'9" x 9'1" (3.58m x 2.77m)

**WC to Bedroom Three**

**Second Floor Landing**

**Bedroom** 10'2" x 10'1" (3.10m x 3.07m)

**Front Garden**

**Rear Garden**

**REFERENCE**

CH6629 LANES WALTHAM CROSS ESTATE AGENTS







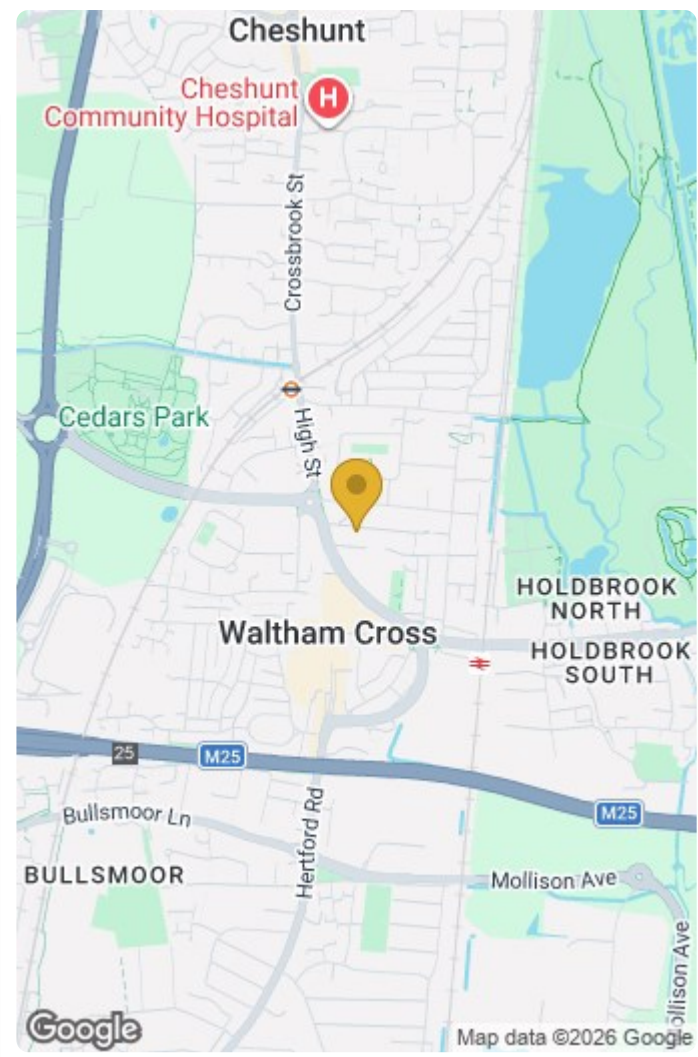
Floor 0



Floor 1



Floor 2



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

