



32 Sandringham Way, Waltham Cross, EN8 8DU  
Offers Over £375,000



## 32 Sandringham Way, Waltham Cross, EN8 8DU

Situated just moments away from Waltham Cross Town Centre, with an array of shops, restaurants and amenities, is this three bedroom home on Sandringham Way. The property comprises of three generous bedrooms, lounge/diner with direct access to it's own private garden, spacious kitchen and a downstairs WC. Waltham Cross Train Station offering direct links into London is under a mile away also making this an ideal investment opportunity.

CALL NOW!



**Entrance Hall**

**Downstairs WC**

**Lounge/Diner** 15'10" x 10'1" (4.83m x 3.07m)

**Kitchen** 15'8" x 8'3" (4.78m x 2.51m)

**Bedroom One** 16'1" x 7'5" (4.90m x 2.26m)

**Bedroom Two** 12'9" x 8'5" (3.89m x 2.57m)

**Bedroom Three** 8'6" x 8'5" (2.59m x 2.57m)

**Bathroom**

**Garden**

**REFERENCE**

CH6626 LANES WALTHAM CROSS AGENT





Technomate

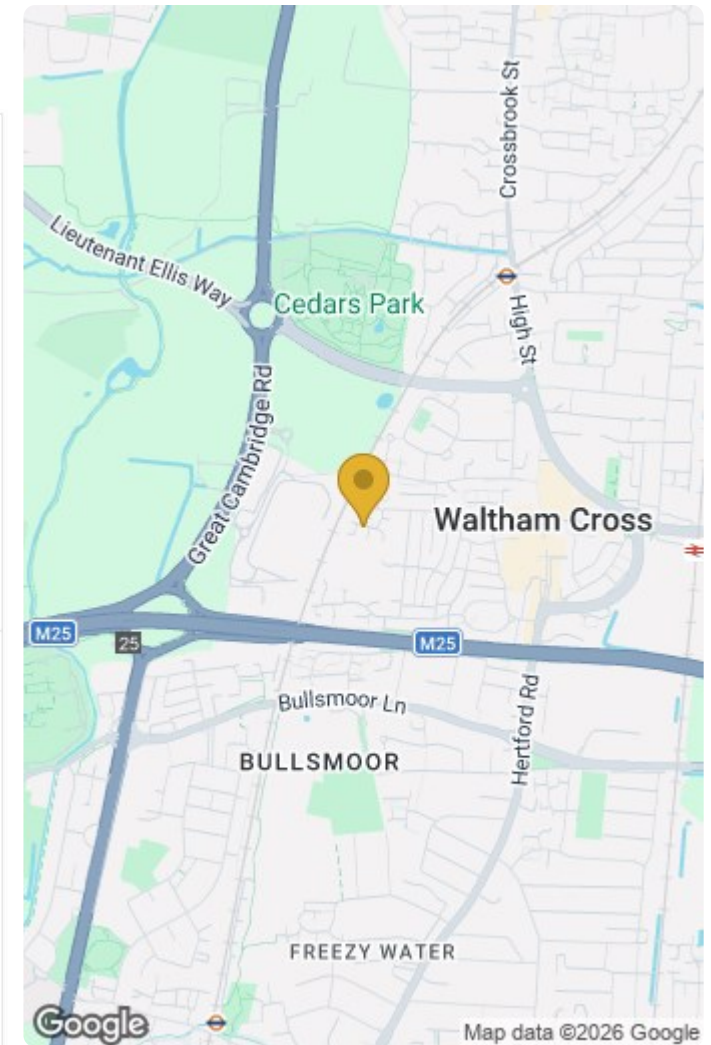
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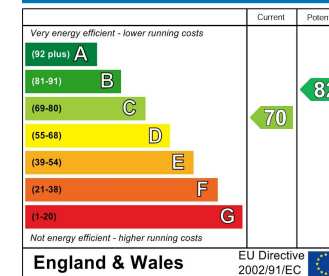
Floor 0



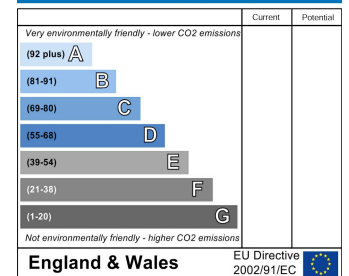
Floor 1



**Energy Efficiency Rating**



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



**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.

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