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## 85 Eleanor Road, Waltham Cross, EN8 7DN

**£440,000**

Ideally positioned on the popular Eleanor Road in Waltham Cross, this attractive end-terrace home offers an excellent opportunity for families, first-time buyers, or professionals seeking comfort, convenience, and space in a well-connected area.

The property boasts three generously sized bedrooms, providing plenty of room for growing families. Downstairs, a spacious bright and welcoming lounge plus dining area create flexible living spaces—perfect for relaxing evenings, family dining, or entertaining guests.

Outside, the property enjoys both front and rear gardens, offering fantastic outdoor space for gardening enthusiasts, children’s play areas, or simply unwinding in the fresh air during warmer months.

Offered chain-free, this home presents an appealing opportunity for buyers looking for a straightforward and efficient purchase process. The location is another key highlight, with \*\*Waltham Cross town centre just a short



**Entrance Hall**

**Lounge**

23' x 11'8" (7.01m x 3.56m)

**Dining Area**

9'11" x 7'11" (3.02m x 2.41m)

**Kitchen**

17'10" x 5'9" (5.44m x 1.75m)

**Downstairs Bathroom**

**First Floor Landing**

**Bedroom One**

15' x 11'3" (4.57m x 3.43m)

**Bedroom Two**

11'4" x 9'4" into wardrobe (3.45m x 2.84m into wardrobe)

**Bedroom Three**

9'11" x 7'11" (3.02m x 2.41m)

**Front Garden**

**Rear Garden**

**REFERENCE**

CH6638 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

