



9 Colvin Gardens, Waltham Cross, EN8 8QZ

£675,000



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Nestled in the charming area of Colvin Gardens, Waltham Cross, this impressive detached house offers a wonderful opportunity for families seeking a spacious and versatile home. With three well-proportioned bedrooms, this property is perfect for those looking to settle in a friendly neighbourhood.

Upon entering, you will be greeted by a generous reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The house has been heavily extended, ensuring ample living space for all your needs. The downstairs shower room adds convenience, making it easy for guests and family members alike.

The first floor boasts a well-appointed bathroom, complementing the overall functionality of the home. The layout is thoughtfully designed, allowing for a seamless flow between rooms, which enhances the living experience.

One of the standout features of this property is that it is chain-free, making the buying process smoother and more straightforward. This is a rare find in today's market, providing you with the opportunity to move in without the usual delays associated with property transactions.

Colvin Gardens is a delightful location, offering a blend of tranquility and accessibility. Residents can enjoy nearby amenities, parks, and excellent transport links, making it easy to commute to London and beyond.

In summary, this detached house in Waltham Cross is a fantastic choice for those seeking a spacious family home with modern conveniences. With its generous living areas, multiple bathrooms, and chain-free status, it presents an excellent opportunity to create lasting memories in a lovely community. Don't miss your chance to view this remarkable property.



**Driveway**

**Entrance Hall**

**Lounge** 27' x 10'9" (8.23m x 3.28m)

**Kitchen/Diner**

Spacious Open Plan

**Downstairs Shower Room**

**First Floor Landing**

**Bedroom One** 13'7" x 10'4" (4.14m x 3.15m)

**Bedroom Two** 13' x 10'5" (3.96m x 3.18m)

**Bedroom Three** 8'4" x 8'3" (2.54m x 2.51m)

**Bathroom**

**Rear Garden**

**Garage to Side**

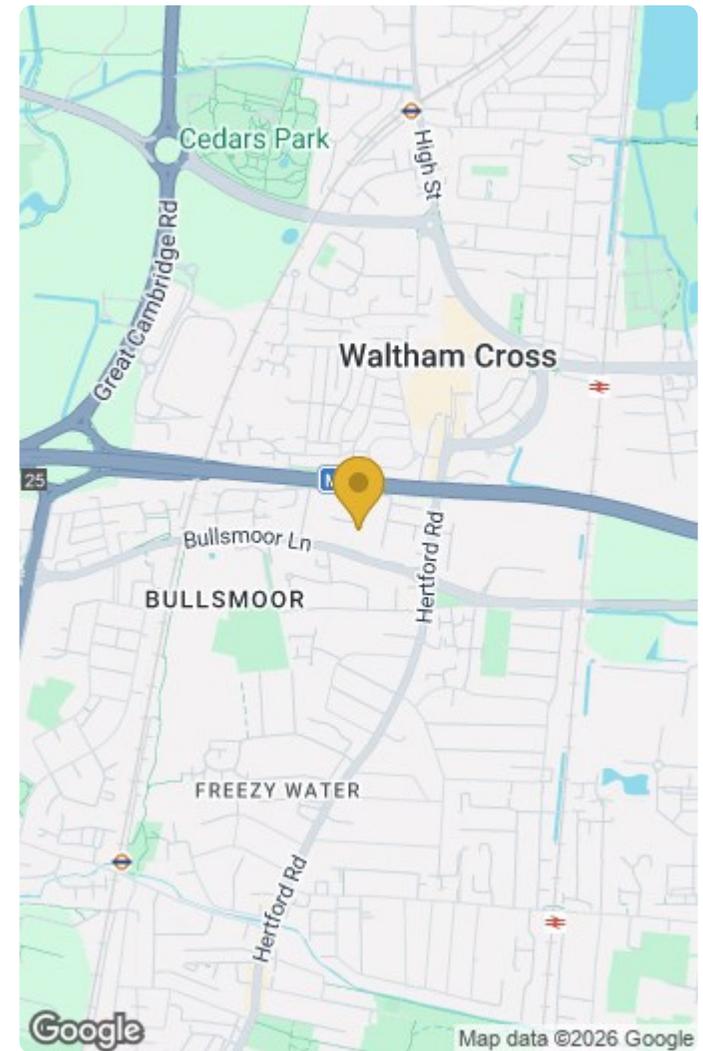
36'3" max x 16'11" max points (11.05m max x 5.16m max points)

**REFERENCE**

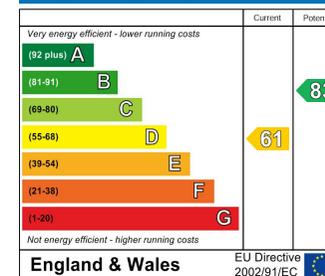
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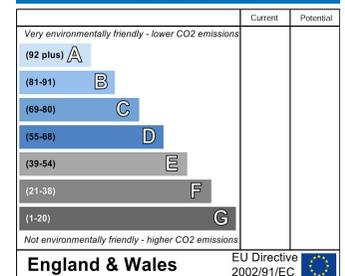




**Energy Efficiency Rating**



**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.