

Lanes

ESTATE AGENTS

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30 Bullsmoor Way, Waltham Cross, EN8 8HN

£475,000

Nestled in the desirable area of Bullsmoor Way, Waltham Cross, this charming terraced house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, while the kitchen/diner offers a delightful area for culinary creations and shared meals.

The first-floor bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the loft area, complete with stairs, presents exciting potential for further development, whether as an extra bedroom, a home office, or a playroom for children.

One of the standout features of this property is the double garage, providing secure parking and additional storage options. There is also potential for off-street parking STPP, which is a valuable asset in this bustling area.

With its blend of comfort and practicality, this terraced house on Bullsmoor Way is a wonderful place to call home. Its proximity to local amenities and transport links further enhances its appeal, making it an ideal choice for those seeking a vibrant community atmosphere. Do not miss the chance to view this delightful property and envision the possibilities it holds for you and your family.



Porch to

Hallway

Lounge

12'0 x 12'4 plus bay (3.66m x 3.76m plus bay)

Kitchen/Diner

17'11 x 8'10 (5.46m x 2.69m)

First Floor Landing

Bedroom

12'0 x 10'11 plus bay (3.66m x 3.33m plus bay)

Bedroom

12'0 x 10'3 (3.66m x 3.12m)

Bedroom

8'3 xc6'10 (2.51m xc2.08m)

Bathroom

Loft area

11'10 x 13'9 narrowing to 9'9 (3.61m x 4.19m narrowing to 2.97m)

Restricted head height

Front

Potential for off street parking STPP

Rear

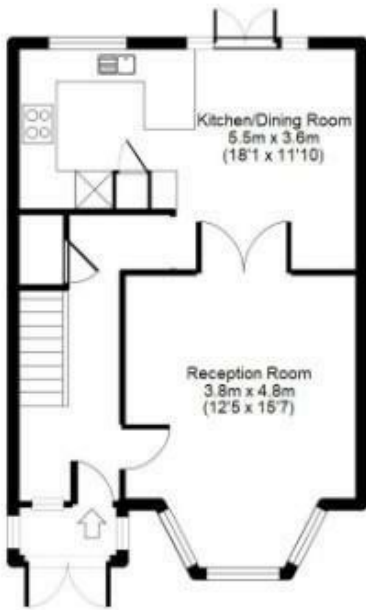
Double garage

Reference

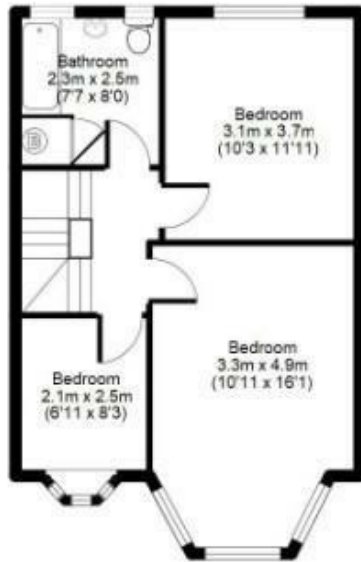
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

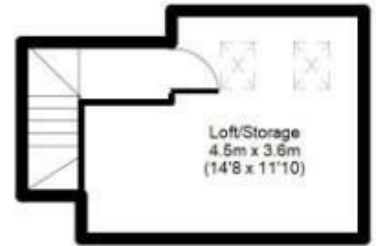
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

For identification purposes only
Measurements are approx and not to scale

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.

