

Lanes

ESTATE AGENTS

Estate Agents • Lettings • Land & New Homes



74 Lodge Crescent, Waltham Cross, EN8 8BJ

£595,000

Welcome to Lodge Crescent in Waltham Cross, this exceptional four-bedroom end-of-terrace residence offers an outstanding combination of generous living space, modern comforts, and versatile accommodation.

Extensively extended and thoughtfully designed throughout, the property boasts two spacious reception rooms, providing the perfect setting for both family living and entertaining. At the heart of the home is an impressive open-plan kitchen/diner, offering ample space for cooking, dining, and socialising, making it ideal for modern family life.

The accommodation comprises four well-proportioned bedrooms and four bathrooms, including en-suite facilities, ensuring convenience and privacy for all members of the household.

Externally, the property benefits from a south-facing rear garden, providing a private and sun-filled outdoor retreat, perfect for relaxing, entertaining guests, or enjoying family time throughout the year.



Entrance Hall

Lounge

11' x 10'5" (3.35m x 3.18m)

Kitchen

11'4" x 10'2" (3.45m x 3.10m)

Diner/Reception

15'8" x 12' (4.78m x 3.66m)

Bedroom/Reception

20'9" x 10'9" max points

En-Suite

Downstairs Bathroom

First Floor Landing

Bedroom

16'5" x 10'4" max points (5.00m x 3.15m max points)

Bedroom

11'2" x 10' (3.40m x 3.05m)

Second Floor Landing

Bedroom

16'5" x 10' max points (5.00m x 3.05m max points)

En-Suite

Rear Garden

Paved Front Garden

REFERENCE

CH6672 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			
		69	79
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	



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.

