



Abbey Road, Waltham Cross | EN8 7LJ

£469,995 | Freehold

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WALKING DISTANCE OF TOWN CENTRE & TRAIN STATION this CHAIN FREE three bedroom END OF TERRACE HOUSE with ground floor cloakroom, lounge/ diner, EXTENDED KITCHEN/ BREAKFAST ROOM, bathroom/ w.c, DOUBLE GARAGE TO REAR & SOUTH FACING REAR GARDEN.





The property is entered via double glazed front door to entrance porch with ceramic tiled floor. Further door to:

**Entrance Hall**

Ceramic tiled floor, stairs to first floor, radiator, understairs storage cupboard.

**Ground Floor Cloakroom**

Low flush w.c, wall mounted wash hand basin.

**Lounge/ Diner**

Window to front, two radiators, television aerial point.

**Kitchen/ Breakfast Room**

Window to rear and door opening to garden and fitted with a range of wall and base units with granite work tops over, built on oven and hob with extractor hood, integrated dishwasher, washing machine and ridge freezer, central heating boiler, television aerial point, ceramic tiled floor, radiator.

**First Floor Landing**

Window to side, access to loft space.

**Bedroom One**

Window to front, radiator.

**Bedroom Two**

Window to rear, radiator, airing cupboard.

**Bedroom Three**

Window to front, radiator.

**Bathroom/ W.C**

Window to rear and fitted with a low flush w.c, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and hand shower spray attachment, fully tiled walls, radiator.

**Exterior**

**Front Garden**

Paved.

**South Facing Rear Garden**

Garden shed with power and light, patio, astro turf lawn, flower and shrub beds, side gate.

**Double Garage**

At rear, electric up and over door, power and light connected.

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.