



- EXTENDED END OF TERRACE
- GARAGE AT REAR
- WALK TO BR STATIONS
- TWO BATHROOMS

Central Avenue, Waltham Cross, EN8 7JJ

PRICE: £525,000 FREEHOLD

SPACIOUS FIVE BEDROOM end of terrace property on the highly regarded Royal Estate. Double story side extension provides excellent accommodation including 2 bathrooms, through lounge, kitchen/diner and conservatory. Detached Garage at rear. Walking distance of two local mainline BR stations and shopping facilities. An internal viewing is highly recommended.



Property Description

Large five bedroom end of terrace property with a pleasant front aspect overlooking a central green. The property is ideally located walking distance of the modern town centre with its shopping pavilion, eateries and bi-weekly market and bus station.

Lea Valley Regional Park is within walking distance with access to the Lea Valley White Water rafting centre and café, for those recreational pursuits.

Waltham Cross and Theobalds Grove mainline BR station are both within walking distance and provide a regular direct service into central London.

The property itself occupies a corner plot and benefits from a double storey side extension allowing for spacious living accommodation to both ground and first floor levels.

The ground floor comprises an entrance porch leading to the hallway with stairs rising to the first floor. There is access to the lounge, kitchen/diner and ground floor shower room.

The 25' through lounge overlooks the front aspect and has double doors leading to the spacious conservatory which overlooks and provides access to the rear garden.

The kitchen/diner presents with a range of high gloss wall and base units with contrasting work surfaces and space for a Range style cooker with stainless steel cooker hood above.

A fully tiled shower room with shower enclosure, WC and wash hand basin complete this ground floor level.

The first floor accommodation offers a landing providing access to all bedrooms and bathroom.

Bedrooms one two and four benefit from fitted wardrobes, and bedroom three has a recessed wardrobe cupboard, bedroom five is a single room with views over the front of the property.

These bedrooms are supported by the fully tiled bathroom with a modern white suite.

Externally the rear garden is predominately laid to lawn with a feature brick built flower bed offering a variety of shrubs, family





patio area, side pedestrian access.

Garage at the rear of the garden which is approached via a rear service road and has a courtesy door into the rear garden. Electric roller door and power and light connected.

Enclosed front garden with low level retaining wall.

This property offers excellent space for a growing family or those who require 'work from home space', as such early viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

5' 3" x 2' 4" (1.6m x 0.71m)

HALLWAY

12' 00" x 5' 8" (3.66m x 1.73m)

LOUNGE

25' 2" x 11' 4 Max" (7.67m x 3.45m)

KITCHEN/DINER

23' 1" x 11' 00" (7.04m x 3.35m)

CONSERVATORY

25' 00" x 8' 10" (7.62m x 2.69m)

GROUND FLOOR SHOWER ROOM

7' 9" x 6' 9" (2.36m x 2.06m)

FIRST FLOOR LANDING

BEDROOM ONE

13' 4" x 8' 1" (4.06m x 2.46m) To fitted wardrobes

BEDROOM TWO

11' 5" x 9' 7" (3.48m x 2.92m)

BEDROOM THREE

8' 1" x 10' 5" (2.46m x 3.18m)

BEDROOM FOUR

10' 11" x 10' 5" (3.33m x 3.18m)

BEDROOM FIVE

6' 10" x 7' 3" (2.08m x 2.21m)

BATHROOM



7' 11" x 7' 2" (2.41m x 2.18m)

REAR GARDEN

GARAGE

16' 4" x 9' 10" (4.98m x 3m)

CHARGES

Council Tax Broxbourne Borough Council Band E

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EDF

Water - Mains - Thames Water

Sewage - Mains - Thames Water

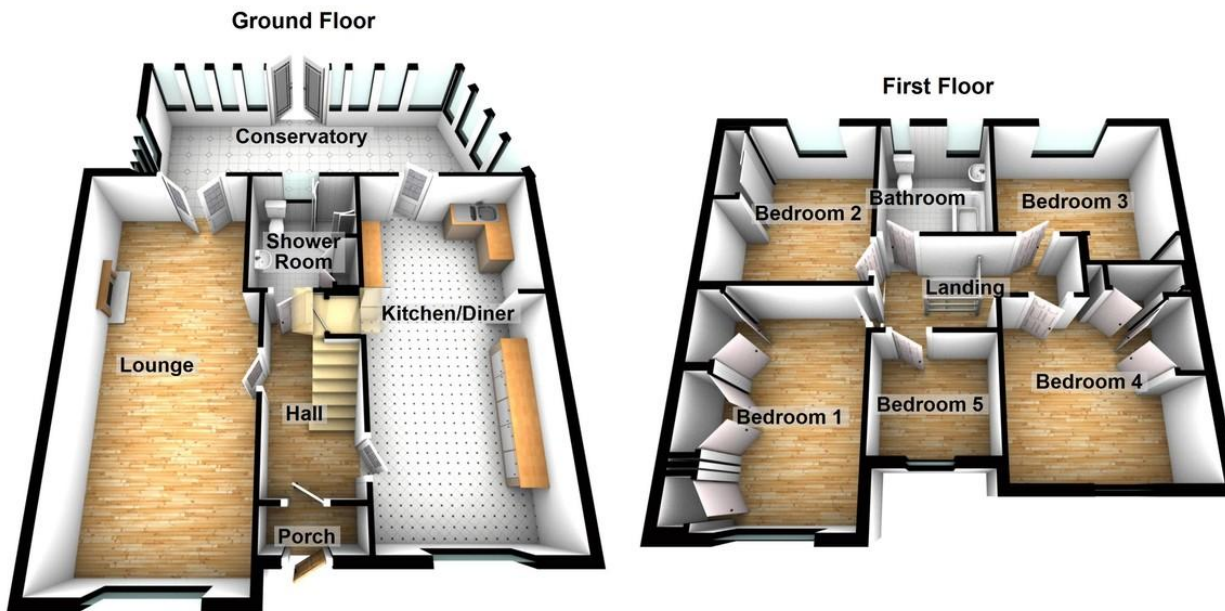
Heating - GCH - EDF

Broadband - Virgin Media

Mobile Signal and Coverage EE O2 Vodafone Three

Flood Risk Very Low

EPC TO FOLLOW



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements