



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- GROUND FLOOR WC
- FIRST FLOOR BATHROOM

### Dairyglen Avenue, Cheshunt, Waltham Cross, EN8 8JX

**PRICE : £385,000 FREEHOLD**

Modern two bedroom semi detached residence situated in sought after turning being within walking distance of two mainline BR stations and local shopping facilities. The property benefits from a conservatory and parking for two vehicles. Ideal first time purchase. An internal viewing is highly recommended.



## Property Description

Dairyglen Avenue is a popular residential turning located between Waltham Cross and Cheshunt town centres which offer a variety of shops and eateries and high street facilities.

The property is set close to both Theobalds Grove, which is easy walking distance and Cheshunt mainline BR stations which offer direct access into central London. Additionally the A10 is within a few minutes drive offering connections to M25.

The property is a modern semi-detached residence and would make a suitable first time purchase or is ideal for those looking to downsize.

The accommodation to the ground floor comprises an entrance hall providing access to the kitchen, lounge and guest WC.

The kitchen which faces the front aspect has a range of fitted wall and base units with contrasting work surfaces integrated oven and hob.

The spacious lounge with Amtico flooring houses the stair case granting access to the first floor level. There are patio doors granting access to the custom built conservatory and the garden beyond.

The first floor accommodation comprises two double bedrooms which overlook the front and rear aspects, bedroom one has a full width built in wardrobe, bedroom two has a built in cupboard.

A fully tiled bathroom with a modern suite complete this





level.

The low maintenance rear garden is fully paved with timber fencing and side pedestrian access.

The front exterior has parking for two vehicles.

**ENTRANCE HALL**

8' 9" x 3' 2" (2.67m x 0.97m)

**GUEST WC**

5' 3" x 2' 7" (1.6m x 0.79m)

**KITCHEN**

9' 10" x 5' 10" (3m x 1.78m)

**LOUNGE**

15' 11 Max" x 12' 4" (4.85m x 3.76m)

**CONSERVATORY**

9' 6" x 11' 2" (2.9m x 3.4m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

10' 2" x 8' 8" (3.1m x 2.64m)

**BEDROOM TWO**

12' 4" x 8' 1" (3.76m x 2.46m)

**BATHROOM**

6' 10" x 5' 7" (2.08m x 1.7m)

**REAR GARDEN**

**PARKING FOR TWO VEHICLES**

**CHARGES**

Council Tax Broxbourne Borough Council Band D

Tenure - Freehold

**UTILITIES AND SUPPLIERS**



Electricity - Mains - Octopus

Water - Mains- Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus

Broadband and Speed - Basic 17 Mbps Ultrafast 1000 Mbps

Mobile Signal and coverage - Vodafone Three EE O2

Flood Risk - No Risk

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