



Benedictine Gate, Waltham Cross EN8 0XB

welcome to

Benedictine Gate, Waltham Cross

William H Brown are delighted to bring to the market this lovely and extended three bedroom semi detached family home situated in a popular residential location in Cheshunt. An internal viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Stairs to first floor, radiator, storage cupboard.

Lounge

13' 6" x 12' (4.11m x 3.66m)

Double glazed window to rear aspect, radiator, patio doors to rear south facing garden, spotlights.

Dining Room

14' 5" x 7' 11" (4.39m x 2.41m)

Double glazed window to rear aspect, radiator.

Kitchen

11' 11" x 5' 11" (3.63m x 1.80m)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, sink unit, free standing dishwasher and oven, laminate flooring, tiled walls (ceiling to floor).

Utility Room/Office Space

Plumbing for washing machine and tumble dryer, double glazed door to side access of the property.

Landing

Radiator.

Bedroom 1

11' 11" x 11' 11" (3.63m x 3.63m)

Two double glazed windows to front aspect, fitted drawers, radiator, access to loft.

En-Suite

Two double glazed windows to front aspect, radiator, tiled double shower cubicle, wc, wash hand basin, tiled floor.

Bedroom 2

11' 2" x 8' 7" (3.40m x 2.62m)

Double glazed window to rear aspect, radiator.

Bedroom 3

11' 10" x 8' 7" (3.61m x 2.62m)

Double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes.

Bathroom

Two double glazed windows to side aspect, paneled bath, shower cubicle, wc, wash hand basin, radiator, part tiled, laminate floor.

**Exterior
Front Garden**

To the front of the property is a garage, driveway, lawn area.

Rear Garden

To the rear of the property is a lawn area, patio area, side access, shed.



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Benedictine Gate, Waltham Cross

- Extended three bedroom semi detached
- Driveway and garage
- South facing garden
- Family bathroom and en-suite
- Popular residential location

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX109616 - 0004

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