



£440,000

Berkley Avenue, Waltham Cross

KI





### ***Berkley Avenue, Waltham Cross, EN8 8DW***

*Keith Ian are pleased to offer for sale this 3 bedroom family home located within walking distance to Waltham Cross train station. The property offers spacious accommodation which includes a kitchen/ breakfast room to the rear of the property, lounge/diner and a large rear garden. The property offers off street parking for two cars, double glazing and gas central heating.*

***\*EARLY VIEWING RECOMMENDED \****

*Waltham Cross, a vibrant town in Hertfordshire, offers a dynamic living experience with its mix of urban amenities and historical charm. Nestled in close proximity to London, Waltham Cross provides residents with convenient access to the capital city while retaining its own distinct character. The town boasts a blend of modern conveniences and historical landmarks, including the iconic Eleanor Cross monument. Residents can explore a diverse range of shops, restaurants, and cultural attractions in the town centre. With excellent transportation links and a welcoming community spirit, Waltham Cross provides an ideal balance of suburban tranquility and urban vibrancy for those seeking a well-rounded and lively living environment.*

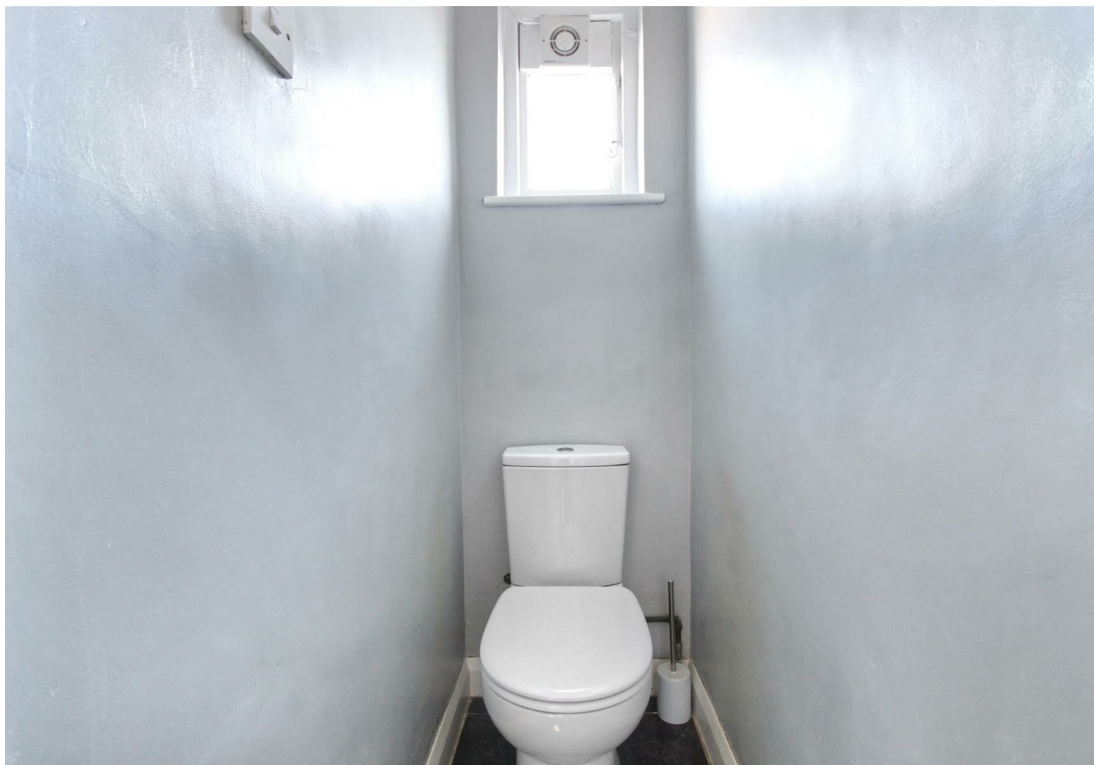
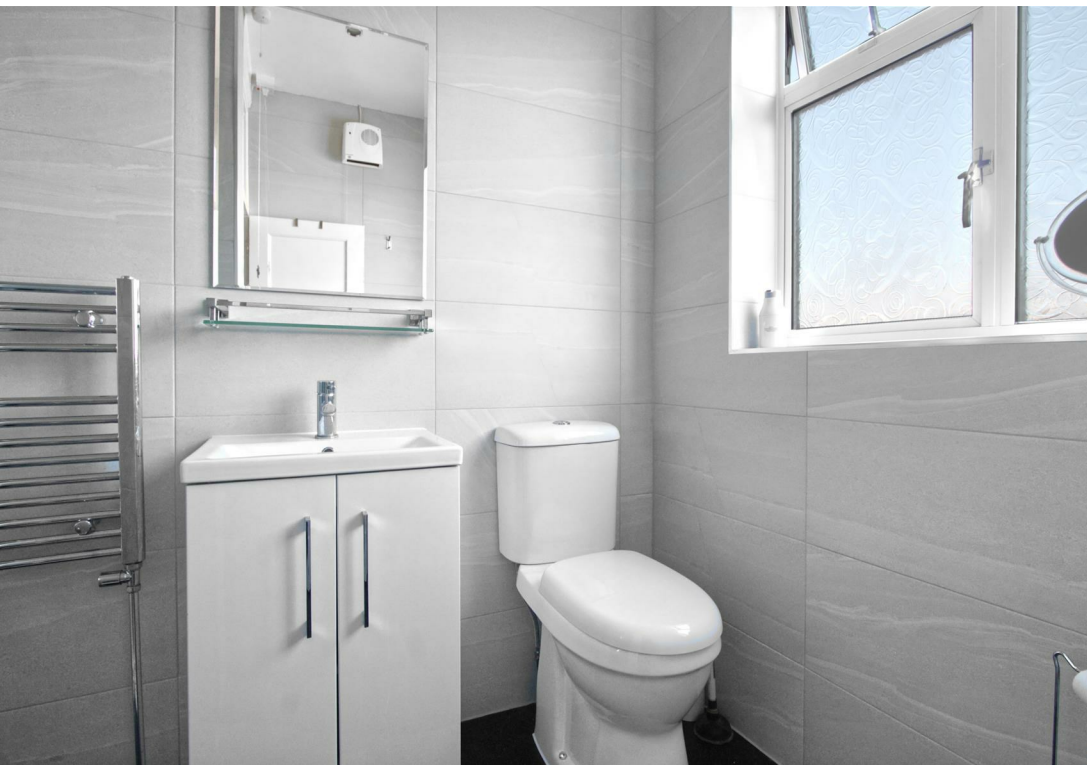








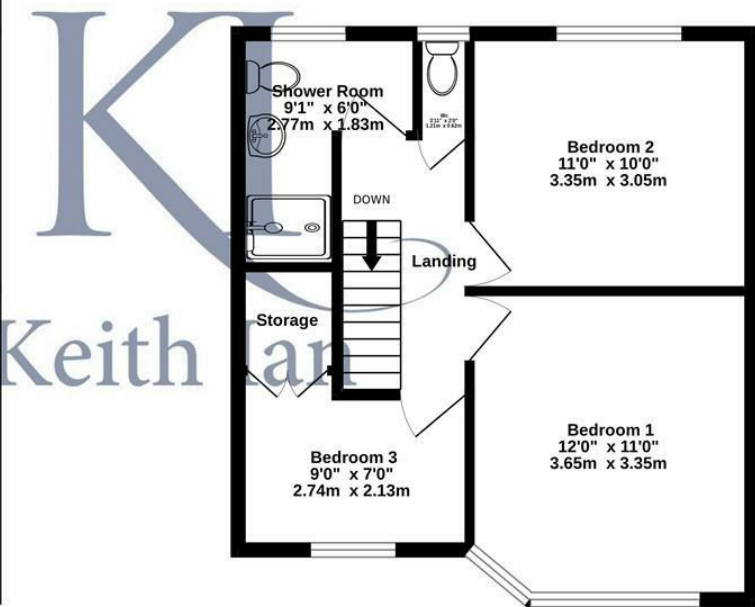
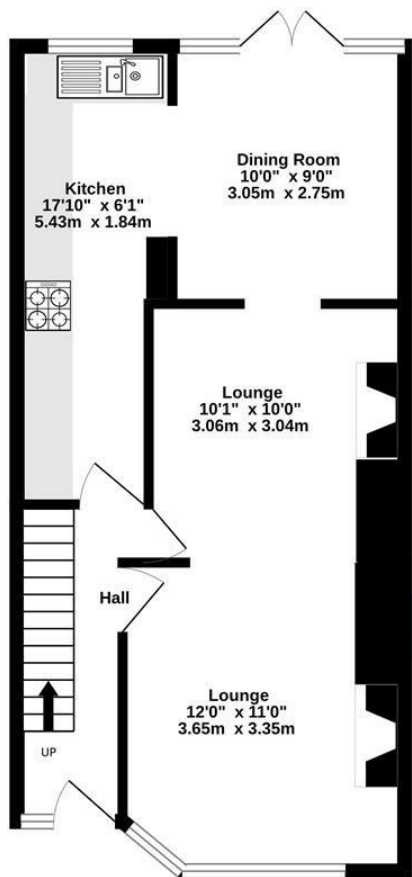






Ground Floor  
445 sq.ft. (41.3 sq.m.) approx.

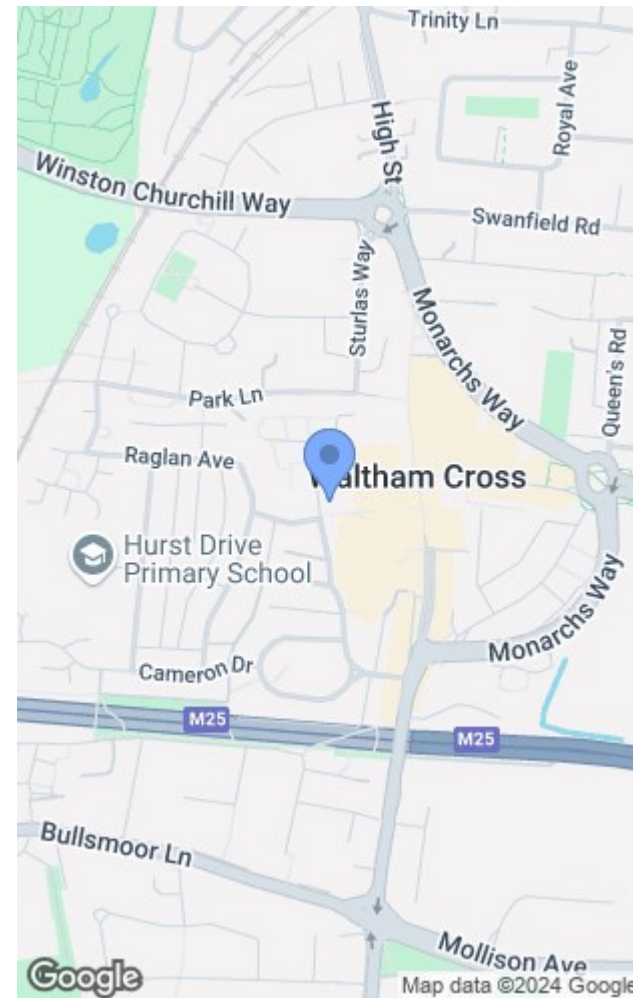
1st Floor  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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