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## 37 Eleanor Cross Road, Waltham Cross, EN8 7FA

**£290,000**

Nestled in the heart of Waltham Cross, this charming two-bedroom flat in Waltham House offers a delightful blend of comfort and convenience. The property features a spacious dual aspect lounge/diner, providing an inviting space for relaxation and entertaining. With ample natural light flooding in, this area is perfect for both quiet evenings and lively gatherings.

The flat comprises two well-proportioned bedrooms, ideal for a small family, couples, or individuals seeking extra space for a home office or guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the allocated parking, a rare find in such a central location, making it easy for you to come and go as you please. Additionally, being chain free simplifies the buying process, allowing for a smoother transition into your new home.

This flat is not just a place to live; it is a lifestyle choice, situated close to local amenities, shops, and transport links, making it an ideal base for those who appreciate the vibrancy of Waltham Cross. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a lovely home in a sought-after area. Do not miss the chance to make this flat your own.



### Entrance Hall

### Lounge/Diner

21'3" narrowing to 12'2" x 13'5" narrowing to 9'7"

### Kitchen

### Bedroom One

11'6" into wardrobe x 8'6" (3.51m into wardrobe x 2.59m)

### En-Suite to Bedroom One

### Bedroom Two

11'3" x 8'7" (3.43m x 2.62m)

### Bathroom

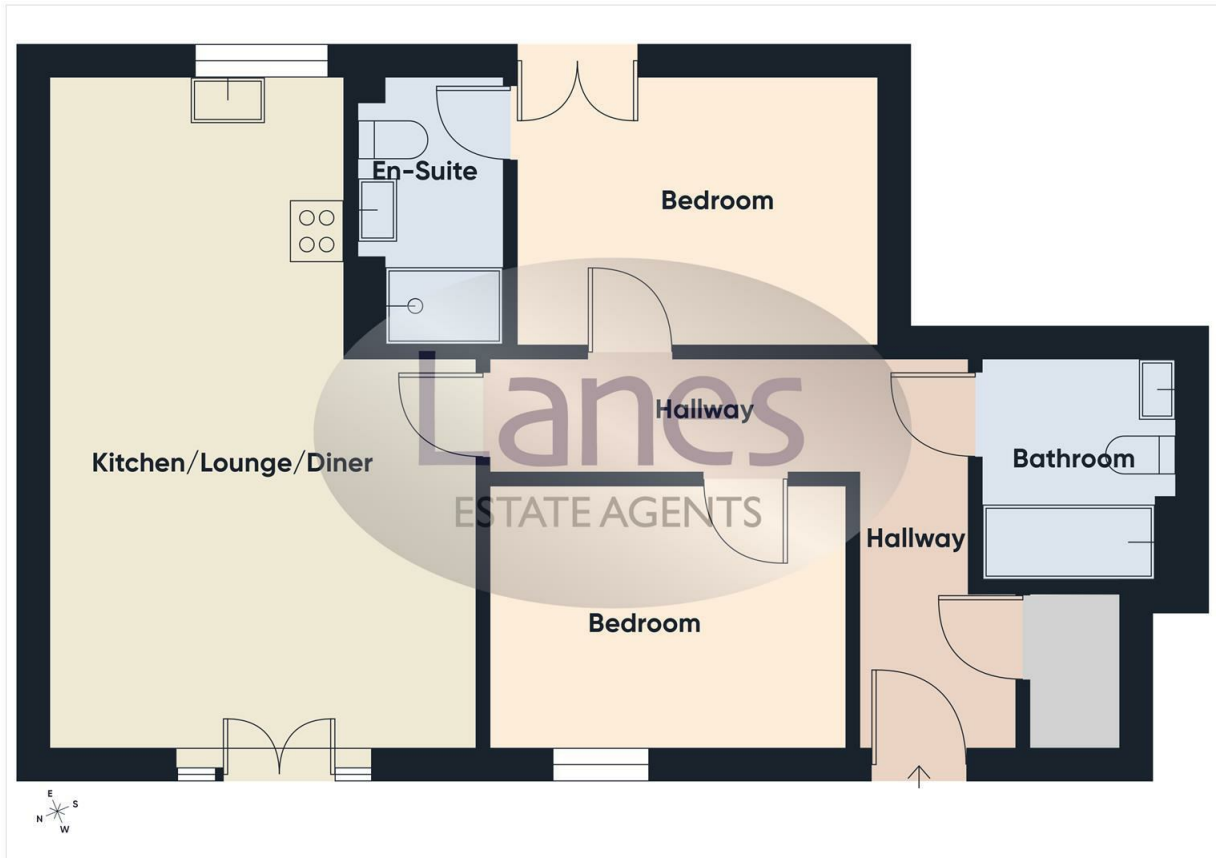
### Parking

### REFERENCE

CH6658 LANES WALTHAM CROSS ESTATE AGENT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: [ch@lanesproperty.co.uk](mailto:ch@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

