

Lanes

ESTATE AGENTS

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21 Eleanor Road, Waltham Cross, EN8 7DW

£475,000

This well-presented three-bedroom end-of-terrace home offers spacious and versatile accommodation, perfect for families and commuters alike. Extended to the rear, the property features a generous lounge/diner, a modern downstairs bathroom, and the added convenience of an upstairs WC.

Outside, the beautifully landscaped rear garden provides an ideal space for relaxing or entertaining. Conveniently located within easy reach of Waltham Cross town centre and Waltham Cross train station, the property offers excellent transport links and access to a wide range of local amenities, shops, and schools.

An excellent opportunity to purchase a spacious family home in a sought-after location.



Entry

Lounge/Diner
30'4" x 12'8" (9.25m x 3.86m)

Kitchen
13'5" x 12'5" (4.09m x 3.78m)

Bathroom

First Floor Landing

Bedroom
12' x 9'5" (3.66m x 2.87m)

Bedroom
11'8" x 9'6" (3.56m x 2.90m)

Bedroom
10' x 7'5" (3.05m x 2.26m)

WC

Front Garden

Rear Garden

Outhouse
11'2" x 10'7" (3.40m x 3.23m)

REFERENCE
CH6696 LANES WALTHAM CROSS ESTATE AGENTS

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
England & Wales			England & Wales	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.

