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Lane  
ESTATE AGENTS

**53 Queens Drive, Waltham Cross, EN8 7PR**

**£475,000**

Welcome to Queens Drive in Waltham Cross, this terraced house offers a great opportunity for families seeking for extra space. The property has been extended, providing ample room for relaxation and entertaining.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area.

The house boasts an upstairs bathroom and en-suite, ensuring convenience for all residents and guests.

One of the standout features of this property is the large garden. The garden provides an excellent opportunity for al fresco dining and summer gatherings, making it a delightful extension of your living space.

Additionally, the property includes a garage and a driveway, providing secure parking and extra storage options. This is a rare find in the area, adding to the overall appeal of the home.

Queens Drive is conveniently located, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those who value both tranquillity and connectivity. This terraced house is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.



## Driveway

## Lounge

14'11" x 10'7" (4.55m x 3.23m)

## Kitchen/Diner

Kitchen Area, 10'7" x 9'11" open aspect to Dining Area, 13'8" x 8'1"

## First Floor Landing

## Bedroom Two

6.65m narrowing to 2.16m x 3.10m narrowing to 1.47 21'10" narrowing to 7'1" x 10'2" narrowing to 4'10"

## En-Suite to Bedroom Two

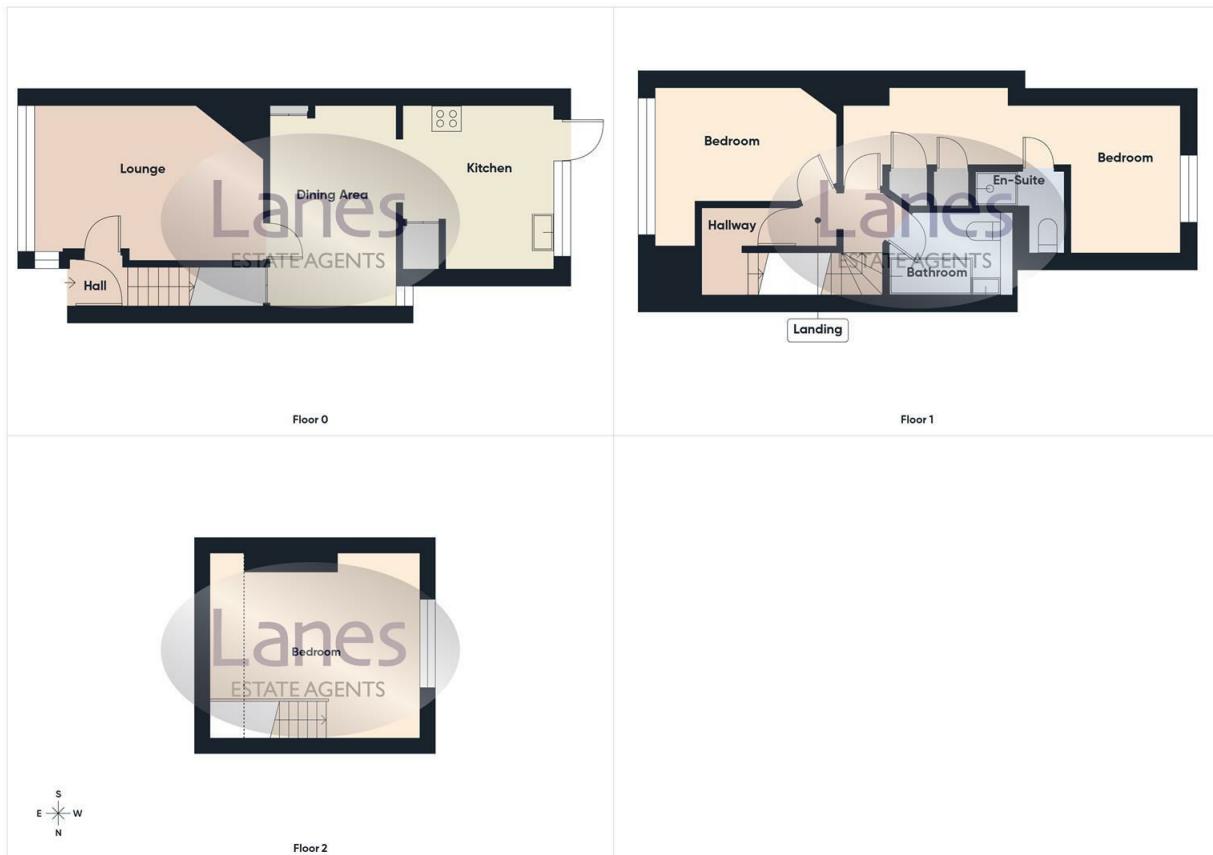
## Bedroom Three

12'2" x 7'9" (3.71m x 2.36m)

## Bedroom One (Extended into Loft)

15'3" x 12'5" (restricted head height) (4.65m x 3.78m (restricted head height))

## Garden



## Garage

To rear.

## REFERENCE

CH6613 LANES WALTHAM CROSS ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	