



9 Colvin Gardens, Waltham Cross, EN8 8QZ

£675,000

Lanes
ESTATE AGENTS

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Nestled in the charming area of Colvin Gardens, Waltham Cross, this impressive detached house offers a wonderful opportunity for families seeking a spacious and versatile home. With three well-proportioned bedrooms, this property is perfect for those looking to settle in a friendly neighbourhood.

Upon entering, you will be greeted by a generous reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The house has been heavily extended, ensuring ample living space for all your needs. The downstairs shower room adds convenience, making it easy for guests and family members alike.

The first floor boasts a well-appointed bathroom, complementing the overall functionality of the home. The layout is thoughtfully designed, allowing for a seamless flow between rooms, which enhances the living experience.

One of the standout features of this property is that it is chain-free, making the buying process smoother and more straightforward. This is a rare find in today's market, providing you with the opportunity to move in without the usual delays associated with property transactions.

Colvin Gardens is a delightful location, offering a blend of tranquillity and accessibility. Residents can enjoy nearby amenities, parks, and excellent transport links, making it easy to commute to London and beyond.

In summary, this detached house in Waltham Cross is a fantastic choice for those seeking a spacious family home with modern conveniences. With its generous living areas, multiple bathrooms, and chain-free status, it presents an excellent opportunity to create lasting memories in a lovely community. Don't miss your chance to view this remarkable property.



Driveway

Entrance Hall

Lounge 27' x 10'9" (8.23m x 3.28m)

Kitchen/Diner
Spacious Open Plan

Downstairs Shower Room

First Floor Landing

Bedroom One 13'7" x 10'4" (4.14m x 3.15m)

Bedroom Two 13' x 10'5" (3.96m x 3.18m)

Bedroom Three 8'4" x 8'3" (2.54m x 2.51m)

Bathroom

Rear Garden

Garage to Side
36'3" max x 16'11" max points (11.05m max x 5.16m max points)

REFERENCE
CH6632 LANES ENFIELD ESTATE AGENTS

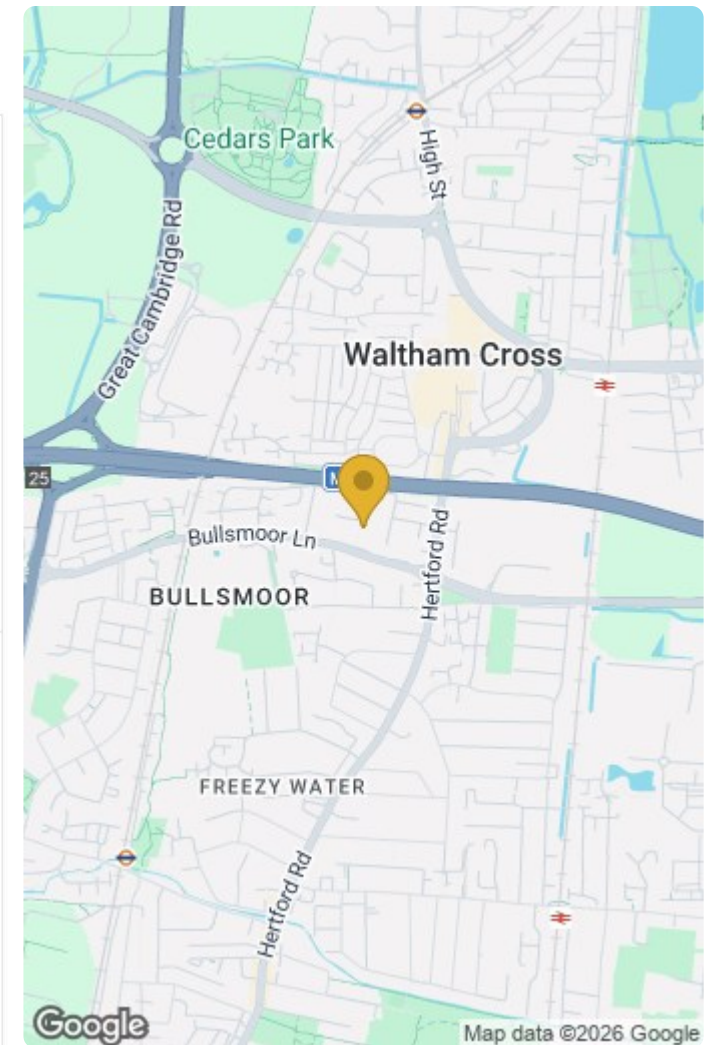






IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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