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**40 Abbey Road, Waltham Cross, EN8 7LQ**

**Offers Over £465,000**

Located within the heart of Waltham Cross is this Three Bedroom Mid terrace house. The house is situated within a stones throw to Waltham Cross 'Pavilion', Bus Station and is within walking distance to Waltham Cross Train Station giving you easy access to 'London Liverpool Street Station'. The property has many benefits to include a spacious lounge/diner, ground floor shower room/WC, first floor bathroom, conservatory, garage to rear and more. Viewing is highly recommended to fully appreciate this property. Call now!



**Entrance Hall**

**Lounge/Diner**

23'5" x 11' (7.14m x 3.35m)

**Kitchen**

10'3" x 6'2" (3.12m x 1.88m)

**Conservatory**

15'1" x 8'6" (4.60m x 2.59m)

**Downstairs Shower Room/WC**

**First Floor Landing**

**Bedroom One**

11'6" into wardrobe x 10'9" (3.51m into wardrobe x 3.28m)

**Bedroom Two**

12'3" x 11'6" (3.73m x 3.51m)

**Bedroom Three**

8'3" x 5'7" (2.51m x 1.70m)

**Bathroom**

**Front Garden**

**Rear Garden**

**Garage**

**REFERENCE**

CH6587/EB - Cheshunt 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>                  |                         | <b>89</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.

