



Flat 2, Holcroft House Dig Dag Hill, Cheshunt, Waltham Cross, EN7 6NS

Guide Price £350,000

Lanes
ESTATE AGENTS

Flat 2, Holcroft House Dig Dag Hill, Waltham Cross, EN7 6NS

*** UNDER OFFER ****

In need of some TLC. This UNIQUE 2-bedroom single story GROUND FLOOR property could be considered either a bungalow or an apartment. You have a great opportunity to put your own stamp on the property, either to live in or as an investment. Lovely high ceiling with good size rooms. The property enjoys a very private garden with direct access from the LOUNGE. Parking for 2 cars and a separate garage gives you lots of flexibility. Call Lanes Estate Agents on 01992 582000 to book your appointment



Main Entrance

Original Entrance with stairs to first floor and door to property

Entrance 30' (9.14m)

30 ft long hallway with entrance lobby. Doors to all rooms including cellar. Boiler Cupboard. Large storage area by main front door

Lounge / Diner 15'6 x 14'7 (4.72m x 4.45m)

Great room with vaulted ceiling. Feature fireplace to one wall. Patio doors to private garden. Door to kitchen and bedroom one

Kitchen / Breakfast room 12'6 x 9'6 (3.81m x 2.90m)

Large double aspect Kitchen with window to two sides. Range of base and eye level units. Space for cooking range

Bedroom One 15'6 x 12'10 (4.72m x 3.91m)

Main bedroom which is double aspect with views to garden and main entrance. Feature fire place

Bedroom Two 13'1 x 6'8 (3.99m x 2.03m)

Good side 2nd bedroom with two windows to side aspect

Bathroom

Complete suite with panel bath close coupled W/C, wash hand basin with window to side aspect.

Cellar

Located off the hall with door to gain access

Parking

The property has 2 PARKING SPACES immediately to the rear with access via the rear door directly to the 30ft hallway

Garage

Detached garage beyond the garden and parking

Gardens

VERY PRIVATE garden with gate access to the parking area and direct access to the lounge / diner. The garden is perfect for entertaining and not over- looked

Hertford Estate Agents





GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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