



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 dimensions shown have not been tested and no guarantee as to their suitability or efficiency can be given.

Marketing Department

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.

The chart shows a horizontal scale of energy efficiency from A (best) to G (worst). The scale is divided into six main color-coded segments: A (green), B (light green), C (yellow-green), D (yellow), E (orange), and F (red-orange). Each segment is labeled with its corresponding energy rating in a white box. Below the scale, a green bar indicates the range of 'Very energy efficient - lower running costs' (92+ to 81-91), and a red bar indicates the range of 'Not energy efficient - higher running costs' (1-20). The chart is titled 'Energy Efficiency Rating' at the top.

Rating	Score Range	Color	Notes
A	(92 plus)	Green	Very energy efficient - lower running costs
B	(81-91)	Light Green	
C	(69-80)	Yellow-Green	
D	(55-58)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red-Orange	
G	(1-20)	Red	Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

