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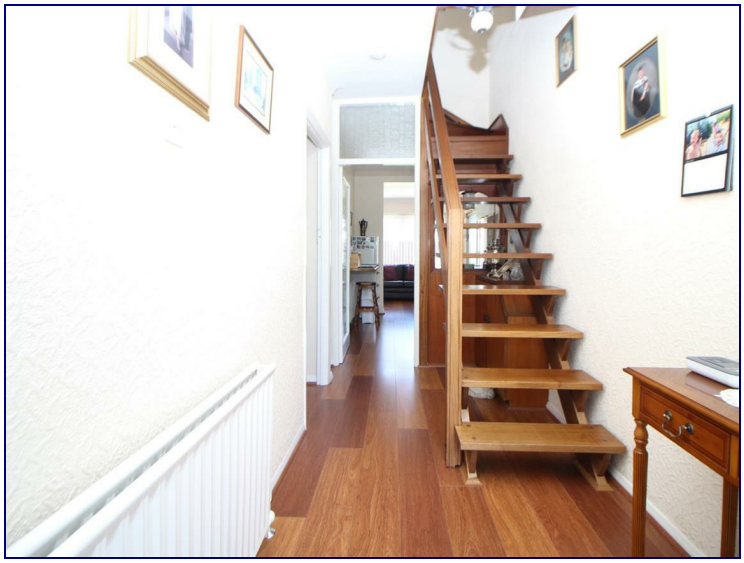
Langdale Gardens, Waltham Cross, EN8 8RD



Offers In The Region Of £465,000

Kings Group - Cheshunt are delighted to offer to market this SPACIOUS AND FANTASTIC THREE BEDROOM SEMI DETACHED HOUSE.

This internally spacious property is the ideal purchase for any buyer as it offers everything a potential buyer needs such as being located in a very popular area with great access to the A10 and M25 with both roads being accessible in under 5 minutes and with Waltham Cross Station and Bus garage being under 1 mile away commuting into london and the surrounding areas is very easy. Langdale Gardens also benefits from being located near some of the areas popular schools such as Hurst Drive Primary School (0.9 miles), Honilands Primary School (0.7 miles), Lea Valley Academy (0.2 miles) and many more all within walking distance. Local shops and amenities are also very close to the property with Pavilions Shopping Center being just a short walk away there is a wide choice of supermarkets and retail shops to choose from.

The accommodation comprises of porch entrance, large open plan lounge, spacious kitchen/diner, utility room with downstairs shower room, two large double bedrooms with fitted wardrobes and a larger than average third bedroom with airing cupboard and fitted wardrobes, bathroom, UPVC double glazed windows and gas central heating (untested) throughout, driveway for up to two cars and single garage to the side. The property also has a large potential with possible extension work to the side and loft (STPP). internal viewings are highly recommended so to avoid disappointment please contact us on 01992 635 735 to arrange a viewing.

Porch
UPVC double glazed windows to front and side, wood style laminate flooring.

Entrance Hall
12'09 x 5'05 (3.89m x 1.65m)
Wood style laminate flooring, double radiator, stairs to first floor landing, power and telephone points.

Lounge
26'06 x 11 (8.08m x 3.35m)
UPVC double glazed window to front, gas fireplace, wood style laminate flooring, single radiator, power, TV and telephone points

Kitchen/Diner
19'7 x 19'0 (5.97m x 5.79m)
UPVC double glazed window to rear, sliding doors to rear giving access to garden, wood style laminate flooring, double radiator, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, electric oven and hob, extractor hood, power points

Utility Room
19'07 x 5'04 (5.97m x 1.63m)
rear access to garden and access to garage, sink, plumbed for washing machine, single radiator

Shower Room
8'08 x 2'5 (2.64m x 0.74m)
Tiled floor, fully tiled walls, low flush WC, walk in shower with power, extractor fan

First Floor Landing
7'04 x 5'11 (2.24m x 1.80m)
UPVC double glazed opaque window to side, carpet, loft access

Bedroom One
14'00 x 9'8 (4.27m x 2.95m)
UPVC double glazed window to front, carpet, fitted wardrobes, double radiator, telephone and power points

Bedroom Two
11'09 x 10'07 (3.58m x 3.23m)
UPVC double glazed window to rear, carpet, fitted wardrobes, single radiator, power points

Bedroom Three
7'05 x 8'02 (2.26m x 2.49m)
UPVC double glazed window to rear, carpet, airing cupboard, fitted wardrobes, single radiator, power points

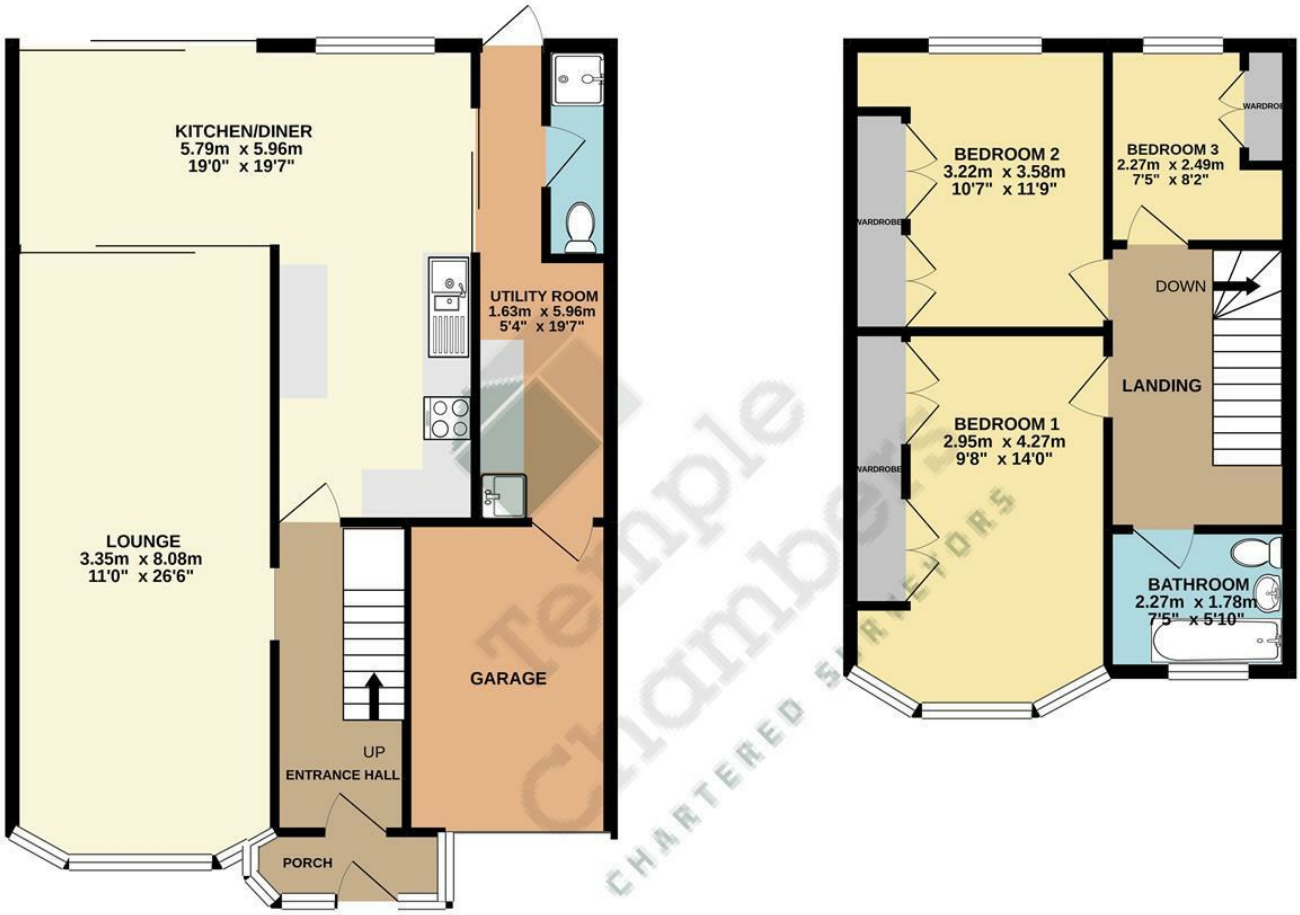
Bathroom
8'00 x 5'10 (2.44m x 1.78m)
UPVC double glazed opaque window to front, single radiator, tiled floor, three piece bathroom suite comprising of panel enclosed bath with shower attachment, low flush WC, hand was basin, fully tiled walls, shaver point.

Garden
Mainly laid to lawn with plant and shrub borders, shed, patio, outside tap.

Garage
Up and over door, lighting, power

GROUND FLOOR
76.6 sq.m. (825 sq.ft.) approx.

1ST FLOOR
44.2 sq.m. (476 sq.ft.) approx.



Temple Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA : 120.8 sq.m. (1301 sq.ft.) 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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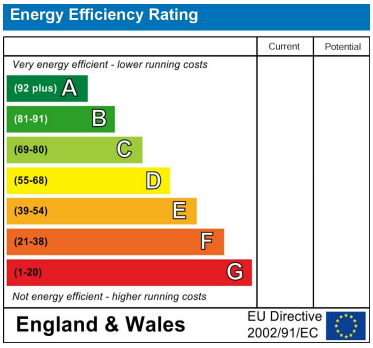

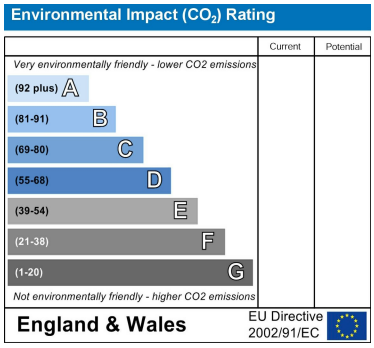

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The Property Ombudsman