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Princesfield Road, EN9 3PG



Offers In Excess Of £175,000 Leasehold



Located within easy reach of the historic Waltham Abbey market town, this studio maisonette offers a practical layout complemented by a private outdoor space. The interior is maintained by gas central heating and double-glazed windows throughout, ensuring a consistent environment across all seasons.

The living area features a fitted wardrobe designed with a spacious area behind it, providing significant storage capacity while maintaining the room's proportions. Culinary needs are met by a fitted kitchen Diner finished with white gloss trim base and eye-level units, which include an integrated oven, hob, and extractor. The property also includes a modern bathroom updated with contemporary fixtures.

A distinct highlight of this home is the sole use of the garden, offering a private external area for the resident. Positioned for convenience, the location provides straightforward access to local shops, Waltham Cross station for commuting, and the M25 motorway network



Mobile (based on calls indoors)

O2 Good
EE Good
Three Average
Vodafone Average
Broadband (estimated speeds)
Standard 4 mbps
Superfast 226 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability
BT
Sky
Virgin

HALLWAY

LIVING ROOM/ KITCHEN 14'00 x 9'08

BEDROOM 14'00 x 12'06

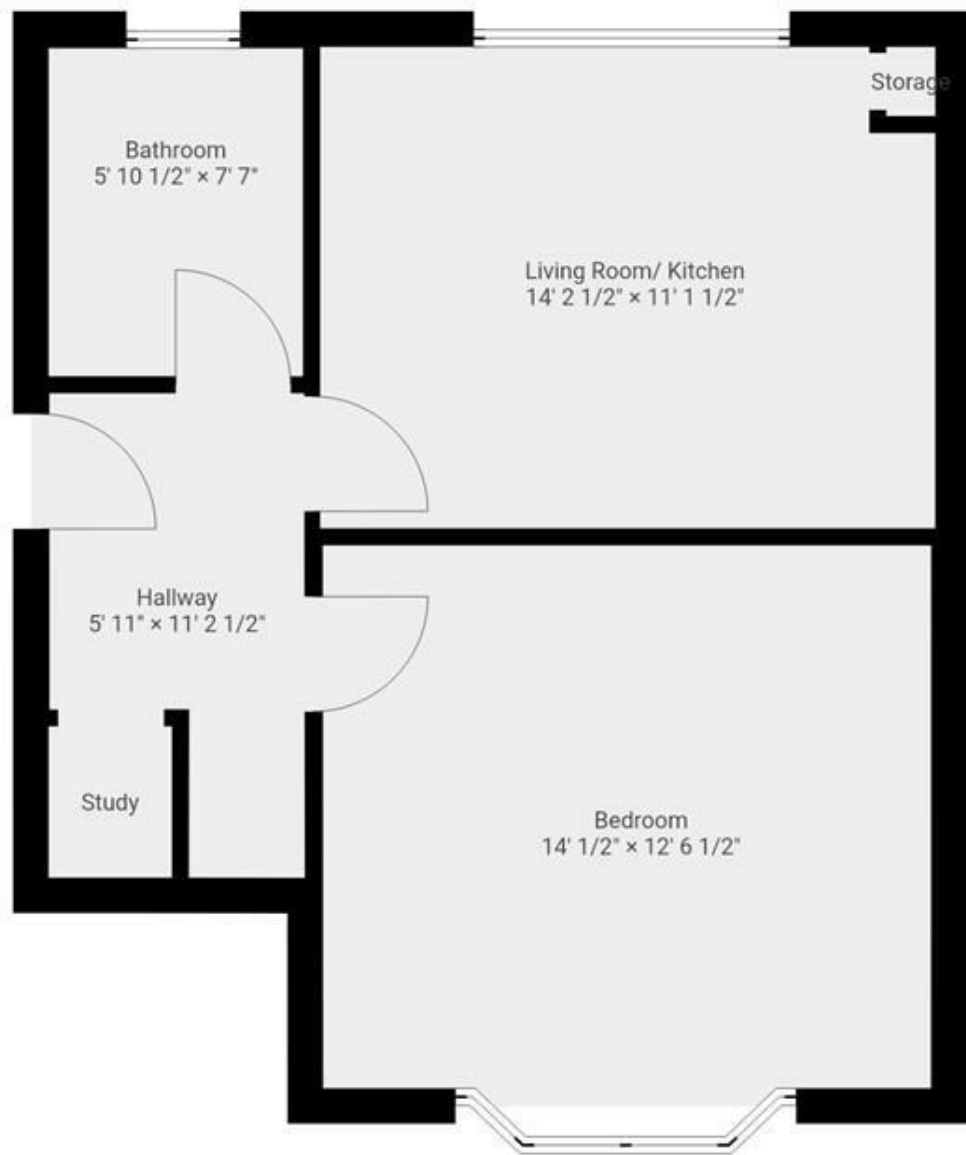
BATHROOM 5'10 x 7'2

GARDEN

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

(“These details are correct at time of going to press”).

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