



£365,000

Raglan Avenue, Waltham Cross

Keith Ian

KI



**Raglan Avenue, Waltham Cross, EN8 8DA**

*Keith Ian is pleased to offer this two bedroom, terraced house for sale. This property benefits from gas central heating, full double glazing, two double bedrooms and a fully boarded loft. Due to its location, this property is close to local amenities and is 0.5 miles away from Waltham Cross Railway Station. It is also a short drive to the A10 and M25 with great links into London. Early viewing is advised.*

**Lounge**

13'9 x 10'5

**Kitchen/Diner**

17'1 x 9'9

**Bedroom 1**

17'1 x 8'7

**Bedroom 2**

10'5 x 9'5

**Bathroom**

6'4 x 5'5

**What3Words**

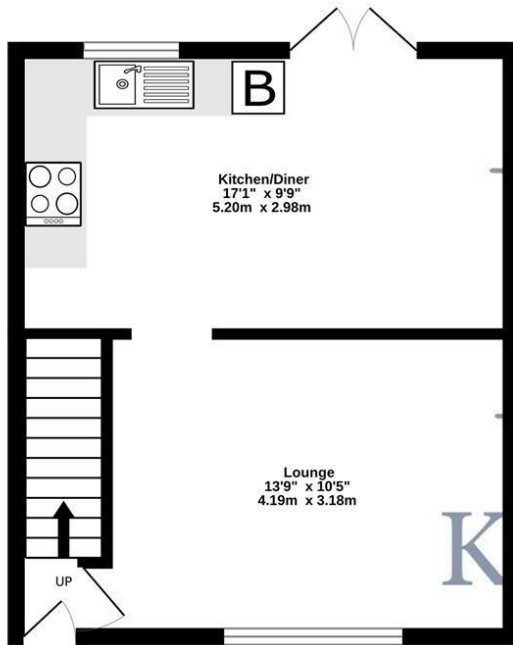
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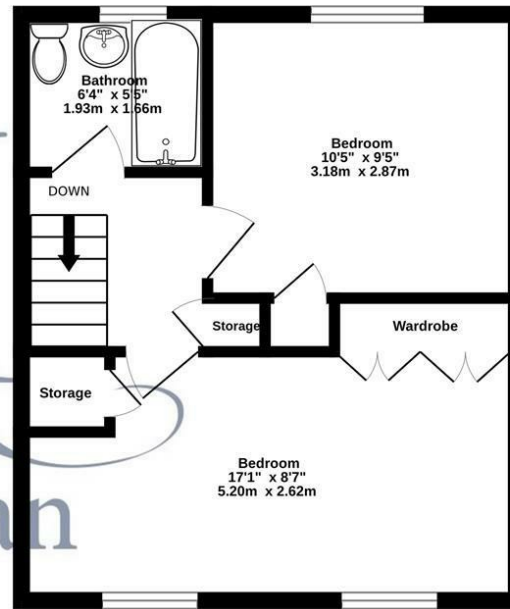




Ground Floor  
345 sq.ft. (32.0 sq.m.) approx.



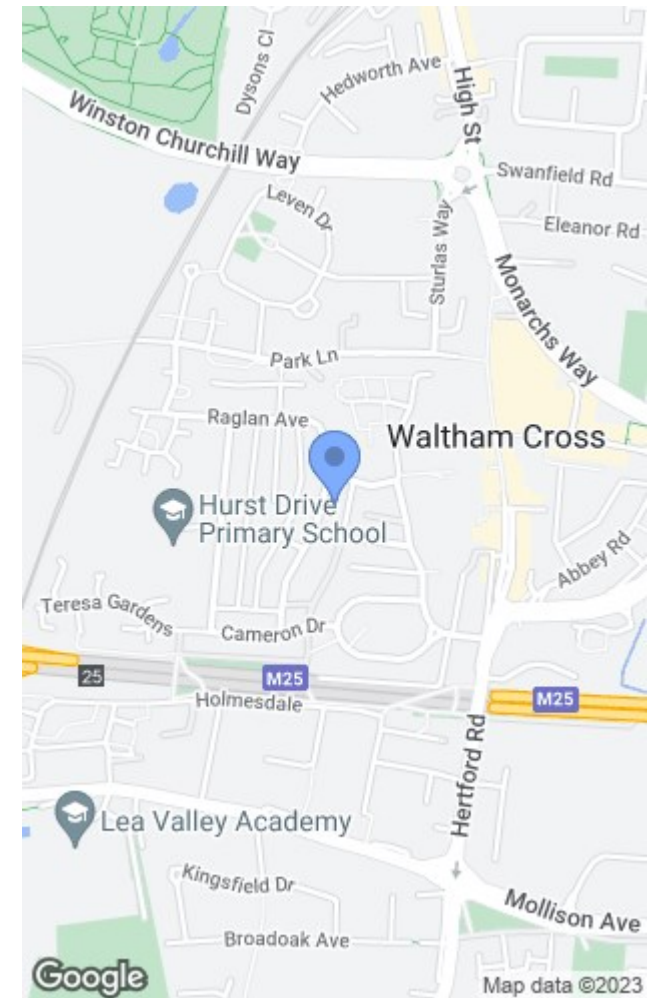
1st Floor  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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