



## 9 Lavender Close | Waltham Cross | EN7 6JN

**Asking Price £470,000**

Sizeable, staggered mid terrace property offering generous living space with four bedrooms. Situated close to the end of a cul-de-sac, just a short drive from Brookfield shopping centre and the A10. On the ground floor there is a large lounge/diner, kitchen, shower room and separate W/C and a converted garage providing a fourth bedroom. On the first floor there are three bedrooms and a family bathroom. Externally there is a paved driveway for three cars and a rear garden with a large shed with light and power. The property benefits from gas fired central heating, uPVC double glazing and integrated kitchen. An early viewing is highly recommended!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH  
**T** 01763 272605  
**E** [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)  
[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

## Storm Porch

Composite replacement front door to:

## Reception Hall

Milan style radiator. Access to staircase leading to first floor. Doors to living room, shower room, WC, and :

## Lounge / Dining Room

uPVC double glazed window to rear and uPVC double glazed patio doors with full length side panels to rear garden. Wood laminate flooring, Milan style radiator and low level radiator. Open to:

## Kitchen

uPVC double glazed window to front. Range of wall and base units incorporating drawers and single stainless steel bowl with swan neck mixer tap over. Integrated appliances include four ring gas hob with extractor fan above, fridge/freezer, microwave, electric oven/grill, dishwasher and washing machine. Vinyl floor covering. Tiling to splashback areas.

## Shower Room

Shower cubicle, tiling to walls, extractor fan, inset downlight and vinyl floor covering.

## Downstairs Cloakroom / WC

uPVC double glazed window to side. Corner mounted hand wash basin and low flush WC. Tiling to walls, Vinyl floor covering.

## Bedroom Four

uPVC double glazed window to side. Radiator, Inset downlighting, vinyl floor covering.

## First Floor Landing

Airing cupboard containing wall mounted gas fired boiler, space for storage and linen shelving. Access to loft. Radiator. Inset downlighting.

## Bedroom One

uPVC double glazed window to rear. Radiator. Wood laminate floor covering.

## Bedroom Two

uPVC window to front. Radiator.

## Bedroom Three

uPVC double glazed window to rear. Radiator. Wood laminate floor covering.

## Family Bathroom

uPVC double glazed window to front with obscured glass. Panel enclosed bath with mixer taps and detachable shower head. Tiling to walls over bath. Hand basin with mixer tap and tiling to splashback. Low flush WC. Inset downlighting. Vinyl floor covering.

## EXTERIOR

### Driveway

Providing parking for up to 3 vehicles. Wall mounted lighting. Outside tap.

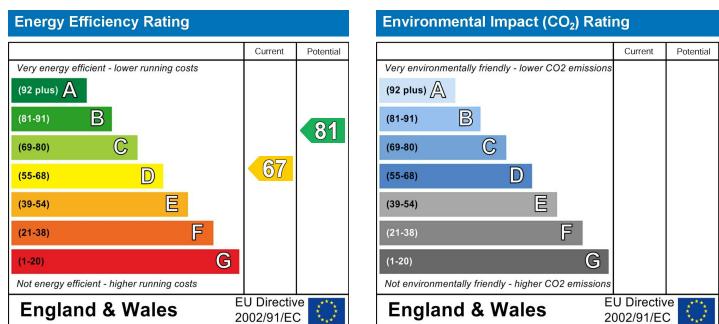
### Rear Garden

Mainly laid to lawn with patio to rear of house. Large timber storage shed with light and power connected.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

## Energy Performance Certificate



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