

FOR
SALE



54 Southfield Road, Waltham Cross, Hertfordshire EN8 7HD

£515,000 - Freehold

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WOODHOUSE
PROPERTY CONSULTANTS

PROPERTY DESCRIPTION

Woodhouse are pleased to offer with this lovely 3-bedroom family home in a desirable neighbourhood of Waltham Cross. Tastefully decorated and beautifully-presented, this home also benefits from a South-facing Garden that's not overlooked, so plenty of natural sunlight incoming.

To the Ground floor there is a Porch before heading to the hallway. There is a Lounge-Diner that leads into the lovely Kitchen with dining area. Before heading upstairs, there is also a modern 3-piece Shower Room. Then to the 1st floor there are the 3 x Bedrooms & Family Bathroom.

Externally to the rear of the garden there is access to the Detached Garage, and to the front of the house there is a Double Driveway. There is potential for a loft conversion STPP should you wish the option!

Southfield Road is within walking distance of two stations (Waltham Cross & Theobalds Grove), both of which have direct links to London. For road links, the M25 and the A10 are both a very short drive away, as is the A406. There are plenty of shops and restaurants at Pavilions Shopping Centre, and the local high street, as well as Lea Valley Nature Reserve nearby for walks and bike rides.

Contact Woodhouse today to arrange a viewing and see what this ideal family home has to offer you! Viewings available 7 days a week.

Eastfield Road is within walking distance of two stations (Waltham Cross & Theobalds Grove), both of which have direct links to London. For road links, the M25 and the A10 are both a very short drive away. There are plenty of shops and restaurants at Pavilions Shopping Centre, and the local high street, as well as Lea Valley Nature Reserve nearby for walks and bike rides.

Contact Woodhouse today for viewings 7 days a week to come and see for yourself what this family home has to offer you!

POINTS OF INTEREST

- *Beautifully presented*
- *Lovely South-facing Garden not overlooked*

ROOM DESCRIPTIONS

Lounge-Diner

8m x 3.4m (26' 3" x 11' 2")

Kitchen

4.8m x 2.9m (15' 9" x 9' 6")

Shower-Room

2.5m x 1.7m (8' 2" x 5' 7")

3-piece Suite plus Washing Machine cupboard

Bedroom 1 - Front

4.2m x 3.3m (13' 9" x 10' 10")

Bedroom 2 - Rear

3.5m x 3.3m (11' 6" x 10' 10")

Bedroom 3 - Front

2.5m x 1.9m (8' 2" x 6' 3")

Bathroom

3-piece Suite

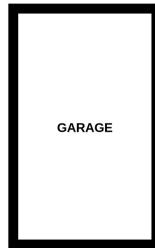
EXTERNAL

South-facing Garden

Detached Garage to the rear

Double Driveway to the front

GROUND FLOOR



1ST FLOOR

