01992641500 www.christopherstokes.co.uk 10 Newnham Parade College Road Hertfordshire, EN8 9





Eastfield Road, Waltham Cross, Hertfordshire EN8 7ES

£400,000 Freehold

- Ideal First Time Buy
- Attractive Mature Garden
- Newly Fitted Bathroom
- Chain Free

- Large Kitchen/Diner
- Off Street Parking
- Ideal for Commuters
- Ample Storage

TWO BEDROOM SEMI-DETACHED HOUSE

Extremely spacious two bedroom semi-detached property with large kitchen/diner, main reception room, and side extension. Outside there is off street parking behind double gates leading to a well established rear garden. It is close to shops and amenities including Theobalds Grove and Waltham Cross British Rail Stations, and A10 and M25 road links.









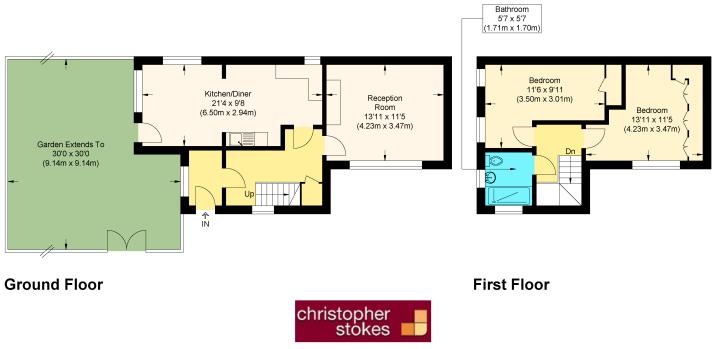








These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Durley Dene

Approximate Gross Internal Floor Area : 77.60 sq m / 835.27 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

					Current	Potentia
Very energy efficier	t - lower rur	ning cos	's			
(92-100) 🛕						
(81-91)	3					83
(69-80)	С				68	
(55-68)	D)			~	
(39-54)		Ξ				
(21-38)			F			
(1-20)			(3		
Not energy efficient	higher runn	ing costs				