

CENTRAL AVENUE, WALTHAM CROSS EN8



REALISTICALLY PRICED..! FOUR BEDROOM EXTENDED FAMILY HOME Presented IN EXCELLENT ORDER THROUGHOUT, HIGH SPECIFICATION. Featuring SHAKER STYLE FITTED KITCHEN with FITTED BOSCH APPLIANCES, GRANITE WORKTOP SURFACES & BREAKFAST BAR, Gloss Style Tiling, Fitted FAMILY BATHROOM SUITE including Separate SHOWER CUBICLE, Second Floor to MASTER BEDROOM with additional Fitted SHOWER ROOM, Laminated Flooring, Gas Central Heating. Gardens & GARAGE-WORKROOM-UTILITY AREA Access by Rear Service Road. Contact Church's to Avoid Disappointment.

The Property In Our Opinion is Ideally Situated within This SOUGHT After Residential Development Accessing TRANSPORT LINKS with a Choice of RAIL STATIONS LEADING Into LONDON LIVERPOOL STREET STATION (with Tube Connections) BUS ROUTES, LEE VALLEY PARKLANDS Popular with CYCLIST, JOGGERS, FAMILY WALKS with Nearby Popular SCHOOLS of Holy Trinity & St Joseph's Catholic Primary with Infants Schools.

In Our Opinion An EXCELLENT PACKAGE & Offering Excellent Opportunity For A STARTER FAMILY HOME. The Property Maintained & Nicely Presented by the Current Vendors Throughout. VIEWINGS HIGHLY RECOMMENDED..!

OFFERS IN EXCESS OF £489,500 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via double glazed door leading into main reception.

RECEPTION HALL:

Gloss style tiling, radiator, dado rail, coving to ceiling, stairs to first floor landing, under stair cupboard, doors leading to lounge & kitchen-family room.

LOUNGE:

24' 7" x 11' 6" (7.49m x 3.51m)

Feature fire mantle with marble surround, granite tiled style flooring, coving to ceiling, picture rail, wall light fittings, TV point, radiator, double glazed windows to front aspect and double doors leading into kitchen-family room.

KITCHEN-FAMILY ROOM:

16' 9" x 9' 10" (5.11m x 3.00m) L-Shaped:

In our opinion in excellent order and high specification, fitted units in Shaker style to base & eye level with display cabinets, granite worktop surfaces with breakfast bar, gloss tiled flooring, stainless steel Bosch fitted double oven & microwave, Bosch fitted hob with partly glass stainless steel extractor hood, fitted Bosch dishwasher, built-in fridge freezer, feature lighting, spot lights to ceiling, TV point, double glazed window to rear aspect & Upvc double doors leading into rear gardens.

FIRST FLOOR LANDING:

Fitted turning stair case to 2nd floor, spot lighting, laminated flooring, doors leading to three bedrooms and family bathroom.

BEDROOM TWO:

10' 6" x 11' 6" (3.20m x 3.51m)

Double glazed window to front aspect, radiator and

laminated flooring.

BEDROOM THREE:

6' 11" x 6' 11" (2.11m x 2.11m)

Built-in cupboard, laminated flooring, radiator and double glazed window to rear aspect.

BEDROOM FOUR-STUDY:

14' 5" x 13' 1" (4.39m x 3.99m)

Laminated flooring, radiator and double glazed window to front aspect.

FAMILY BATHROOM:

In our opinion fitted to an excellent standard, comprising tiled paneled bath with mixer taps & shower attachments, wash basin with fitted storage, low flush wc, bidet, walk-in shower cubicle with mixer shower heads, gloss flooring, tiled walls, chrome heated towel radiator and double glazed window to rear aspect.

2ND FLOOR:

Laminated flooring, spot lighting, Velux window allowing natural light, doors leading to master bedroom and shower room.

MASTER BEDROOM-BEDROOM ONE:

13' 5" x 10' 6" (4.09m x 3.20m)

Laminated flooring, spot lighting, radiator, storage areas, double glazed window to rear aspect with two Velux windows to front aspect.

EXTERIOR:

FRONT:

Front retaining brick built wall and block paved.

REAR:

Paved over, exterior lighting, exterior tap, rear pedestrian access with vehicle communal access,

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We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

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raised feature flower border and access to garage-workroom-utility room.

GARAGE:

15' 9" x 12' 10" (4.80m x 3.91m)

Fuse box allowing power points, lighting & cooking point, single stainless steel sink unit with worktop area, up & over door. In our opinion ideal work room.

ADDITIONAL INFORMATION:

The Property is ideally located to local amenities, popular & sought after schooling & choice of rail stations leading to London's Liverpool Street Station, tube connections at Seven Sisters & Tottenham Hale, Lee Valley Parklands popular with families with its walks & Cycle Routes. Early Viewings Recommended..!

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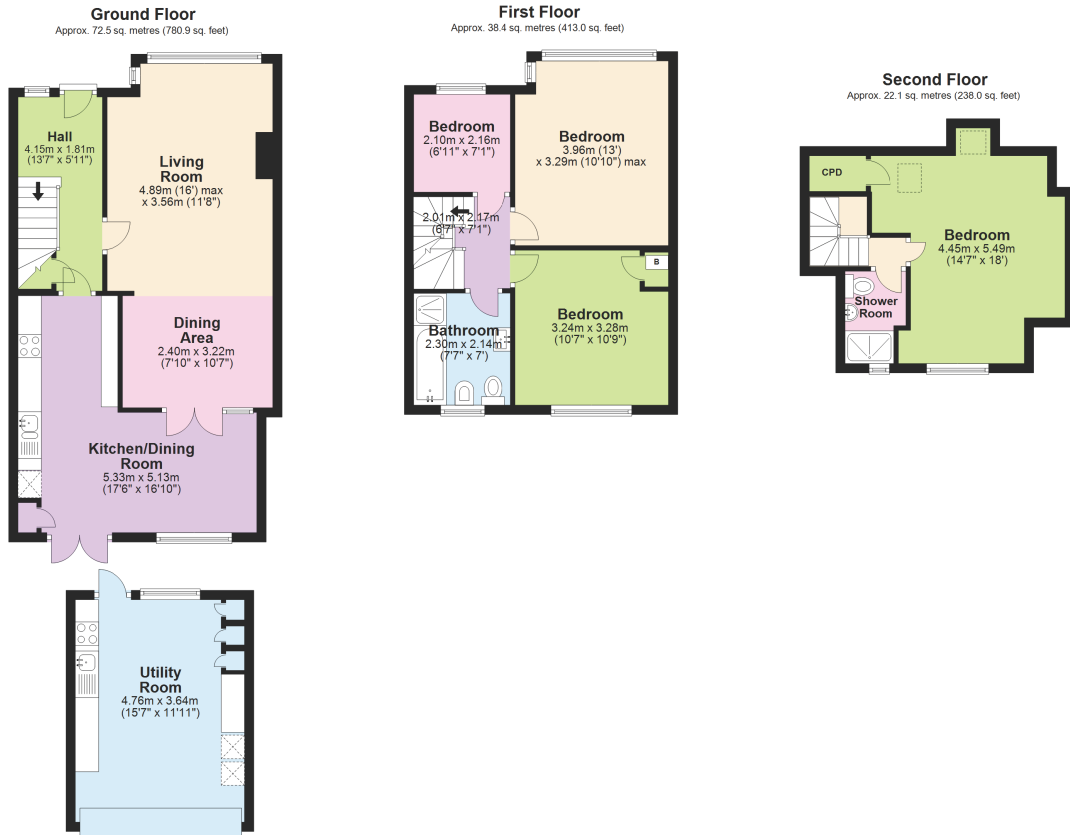
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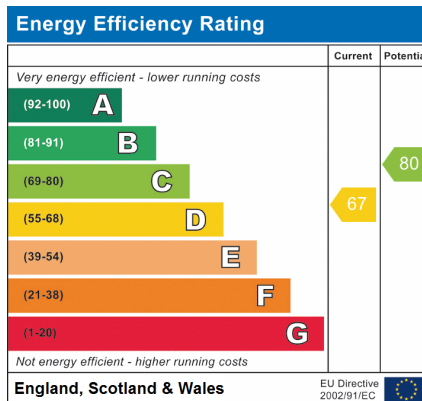
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Total area: approx. 133.0 sq. metres (1431.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 01753375565. Plan produced using PlanUp.



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