



ADRIAN DOMINIC Property Services

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For Sale

Pauls Green, Waltham Cross, EN8

A fantastic three bedroom family home, tucked away in a very quiet cul-de-sac. An ideal location for commuting from either Waltham Cross or Theobalds Grove Station. Viewing is a must!



- THREE BEDROOM HOUSE
- OFF STREET PARKING
- EXTENDED KITCHEN
- GAS CENTRAL HEATING SYSTEM
- TERRACED
- OPEN PLAN LOUNGE
- DOUBLE-GLAZED WINDOWS
- VIEWING STRONGLY RECOMMENDED

Guide Price £325,000 - £350,000 freehold

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LOBBY	Access to lounge
OPEN-PLAN, L-SHAPE LOUNGE	18'10" x 12'5" (5.74m x 3.78m) plus 12'6" x 8'4" (3.81m x 2.54m) Double-glazed window to front, feature fireplace, stairs leading to the first floor landing, two wall-mounted radiators, access to bath/wet-room, open to kitchen.
GROUND FLOOR BATHROOM/WET-ROOM	11'11" x 5'10" (3.63m x 1.78m) Shower, low-flush W.C, wash-hand basin, heated towel rail.
KITCHEN	17'3" narr 10'10" x 10'4" narr 5'11" (5.26m narr 3.30m x 3.15m narr 1.80m) Access to lean-to, fitted wall and base units, work surface, sink and drainer, wall-mounted radiator, electric hob and oven.
LEAN-TO	17'5" x 6'0" (5.31m x 1.83m) Plumbed for washing machine, access to garden.
FIRST FLOOR LANDING	Access to all first floor rooms, loft access.
BEDROOM 1	12'4" x 9'9" (3.76m x 2.97m) Double-glazed window to rear, wall-mounted radiator.
BEDROOM 2	10'10" x 9'3" (3.30m x 2.82m) Double-glazed window to front, wall-mounted radiator.
BEDROOM 3	8'11" x 7'3" (2.72m x 2.21m) Double-glazed window to front, wall-mounted radiator
REAR GARDEN	19'0" x 13'0" (5.79m x 3.96m) Fully paved, pedestrian rear access.
FRONT	Off-street parking for one car.



VIEWING BY APPOINTMENT WITH AGENTS ADRIAN DOMINIC PROPERTY SERVICES
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.