



Cavell Road, EN7 6JJ

£475,000 FREEHOLD

A Beautifully maintained three-bedroom bungalow, perfectly positioned in a peaceful and sought-after turning. The property benefits double glazing with bi-folding doors, updated electrics, gas central heating, a combi boiler, complete re-plastering, and stylishly re-modelled kitchen and bathroom—all completed with exceptional attention to detail. Bright and airy throughout, the property offers spacious accommodation comprising a welcoming entrance hall, a stunning 28'11 x 10'4 open-plan lounge/dining/kitchen area with bi-folding doors to the garden, a separate laundry room, three well-sized bedrooms, and a luxurious four-piece family bathroom. The generous wraparound garden is mainly laid to lawn and features a raised timber decking area—ideal for entertaining and family life. A large timber outbuilding with power and lighting provides flexible use as a home office, games room, or outdoor lounge. Additional benefits include off-road parking via a side driveway and a prime location.

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These particulars, whilst believed to be accurate 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 fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cavell Road, Waltham Cross, EN7

Approximate Area = 842 sq ft / 78.2 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 935 sq ft / 86.8 sq m
For identification only - Not to scale



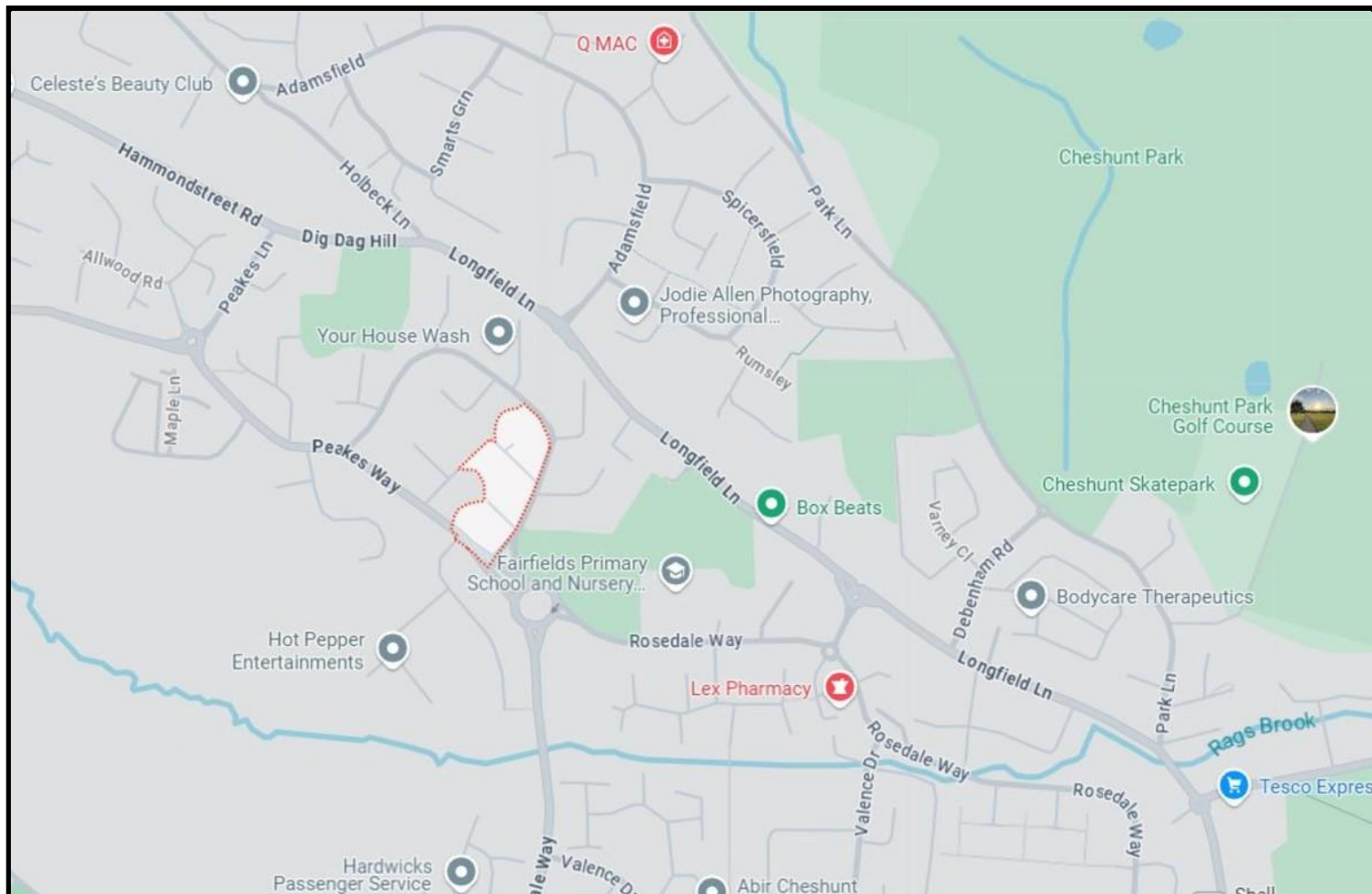
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1316677

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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