



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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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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.

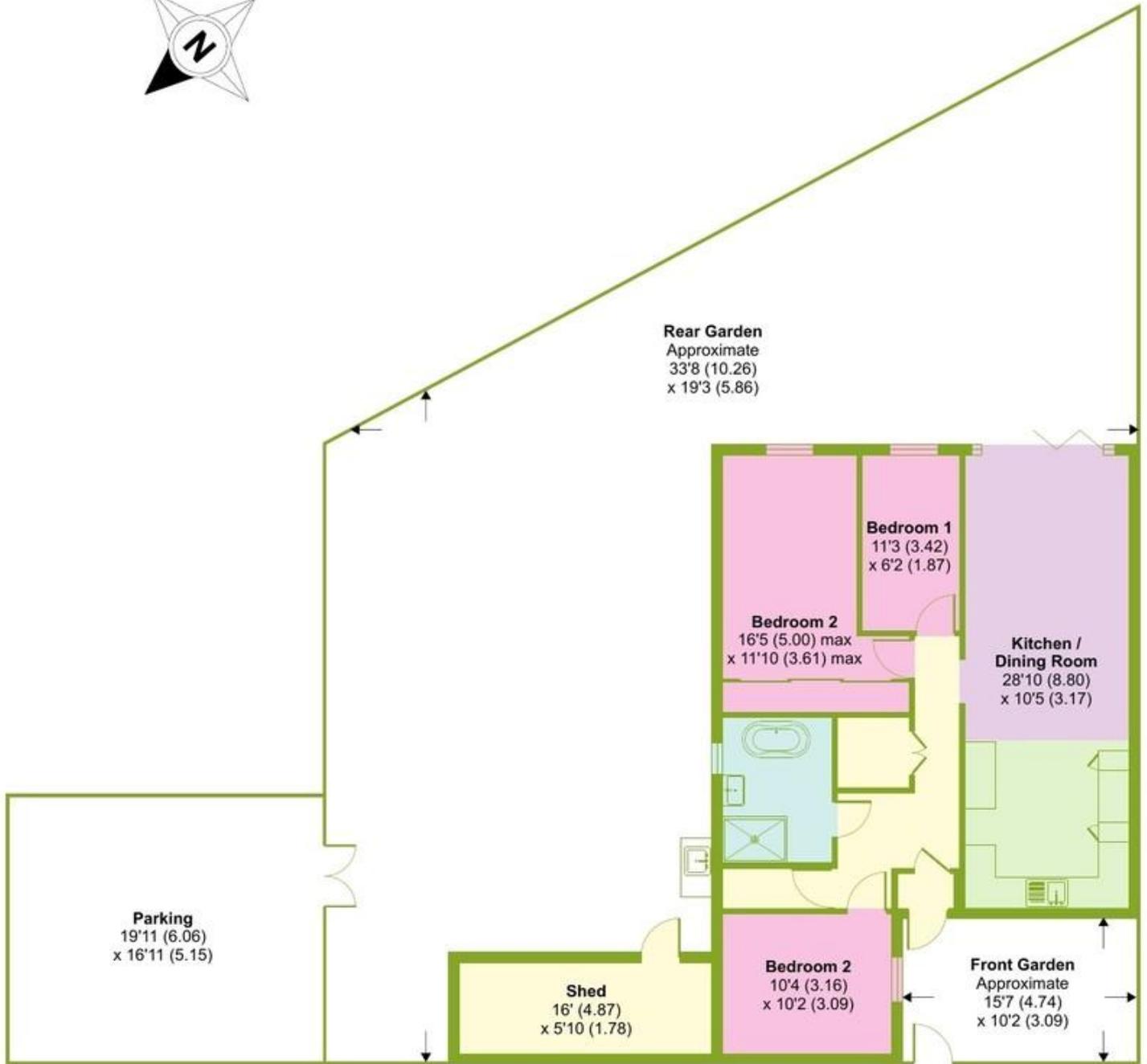
Cavell Road, Waltham Cross, EN7

Approximate Area = 842 sq ft / 78.2 sq m

Outbuilding = 93 sq ft / 8.6 sq m

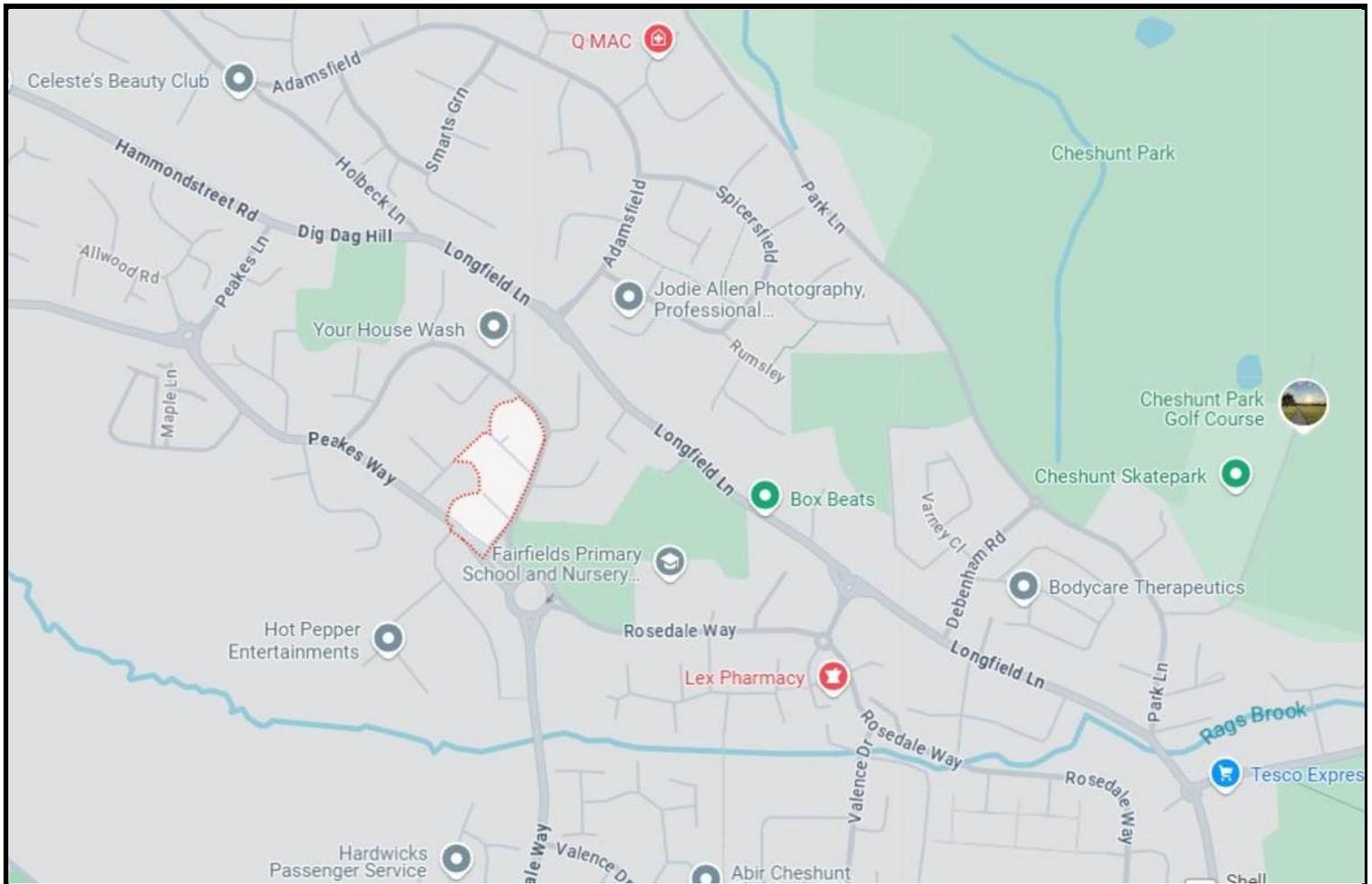
Total = 935 sq ft / 86.8 sq m

For identification only - Not to scale



GROUND FLOOR





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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