



- VICTORIAN TERRACED HOUSE
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- FITTED KITCHEN

Swanfield Road, Waltham Cross, EN8 7JS

PRICE: £379,995 FREEHOLD

Ideally located close to comprehensive shopping facilities and walking distance of two mainline BR Stations we offer this THREE BEDROOM Victorian terraced property presented to an excellent standard throughout. Benefits from a new roof.





## Property Description

Swanfield Road is a road of similar type Victorian properties ideally located for the commuter being walking distance of both Theobalds Grove and Waltham Cross BR stations which provide a regular service into London Liverpool Street. Additionally the A10 is within a few minutes drive which provides direct interconnection to the M25.

The town centre with its modern shopping pavilion and variety of eateries and bi-weekly market is a short flat walk and provides comprehensive shopping facilities with a variety of outlets.

The property itself is a charming Victorian terraced property which has been subject to major improvements by the current vendors including a new roof and new damp proof course.

The accommodation is well presented throughout to compliment the style and age of the property and to the ground floor, comprises, an entrance lobby with stairs leading to the first floor level. There is a good size lounge/diner with laminated flooring which offers a built in under-stair storage cupboard and double glazed doors leading to the rear garden.

The kitchen presents with a range of fitted wall and base units with contrasting work surfaces, built in oven and hob, space for appliances and grants access to the rear lobby area, which in turn provides access to the rear garden, bathroom and separate WC.

The ground floor bathroom is fully tiled with a panel enclosed bath with built in shower unit and wash hand basin and is set adjacent to the fully tiled separate WC.







The first floor accommodation offers a landing which provides access to the loft which we understand from the vendor has been part insulated and boarded.

Bedroom one overlooks the front aspect whilst bedrooms two and three overlook the rear.

Externally there is a low maintenance rear garden which offers a paved patio and artificial lawn.

### ACCOMMODATION IN BRIEF COMPRISES:

#### ENTRANCE LOBBY

#### LOUNGE/DINER

22' 4" x 13' 8 Max" (6.81m x 4.17m)

#### KITCHEN

11' 2" x 6' 10" (3.4m x 2.08m)

#### LOBBY

6' 10" x 2' 6" (2.08m x 0.76m)

#### GROUND FLOOR BATHROOM

6' 00" x 5' 4" (1.83m x 1.63m)

#### SEPERATE WC

5' 4" x 2' 7" (1.63m x 0.79m)

#### FIRST FLOOR LANDING

#### BEDROOM ONE

10' 6" x 10' 5" (3.2m x 3.18m)

#### BEDROOM TWO

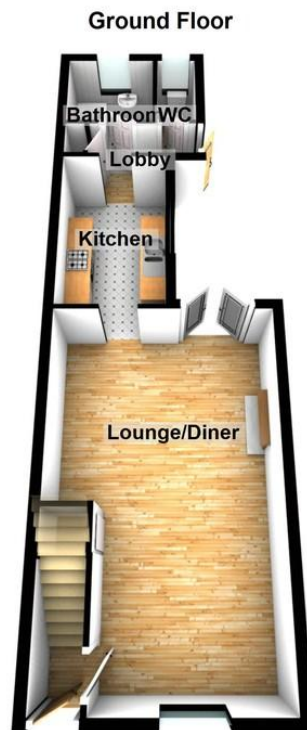
11' 5" x 6' 7" (3.48m x 2.01m)

#### BEDROOM THREE

8' 2" x 6' 6" (2.49m x 1.98m)

#### REAR GARDEN





## CHARGES

Council Tax Broxbourne Borough Council Band C

Tenure - Freehold

## UTILITIES AND SUPPLIERS

Electricity - Mains supply Octopus Energy

Water and Sewage - Mains supply - Thames Water

Heating - Mains gas - Octopus Energy

Broadband - currently connected to Virgin Media

Mobile Signal and Coverage - varies between providers

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

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