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FOR SALE

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Ward Close, Waltham Cross, EN7 6BJ |  
£465,000 | Freehold

## Ward Close, Waltham Cross, EN7 6BJ

**\*\*CHAIN-FREE\*\*** We are pleased to present this **SPACIOUS THREE BEDROOM END TERRACED HOUSE** in a quiet corner position on **ADAMSFIELD**. Features include **DUAL ASPECT lounge diner**, kitchen, separate **WC & SHOWER ROOM**, double glazing, **BEAUTIFUL non over OVER LOOKED EAST FACING REAR GARDEN**, potential to extend **STPP**, **GARAGE** to front and **DRIVEWAY** parking. The property is close to local schools and local amenities.

### Key features

- Chain-Free
- End of Terrace
- Potential to Extend STPP
- Garage
- Three Bedrooms
- Spacious Lounge
- Driveway Parking
- Close to Local Schools

### Property Information

Tenure  
Freehold

Council Tax  
D

EPC Rating  
C

Local Authority  
Broxbourne Borough Council



**Paul Wallace Estate Agents**  
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Opening Times

|           |                 |
|-----------|-----------------|
| Mon - Fri | 9 am to 6:30 pm |
| Sat       | 9 am to 5:30 pm |
| Sun       | Closed          |
| Bank Hols | Closed          |

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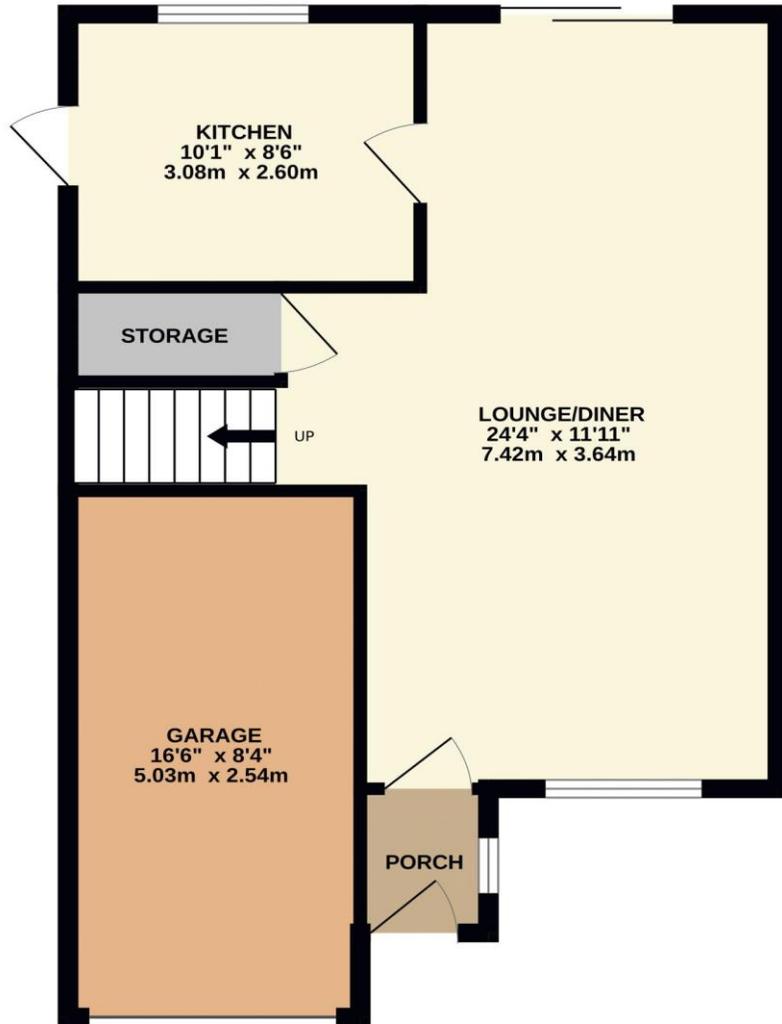
Cheshunts leading estate agent.  
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property valuation.



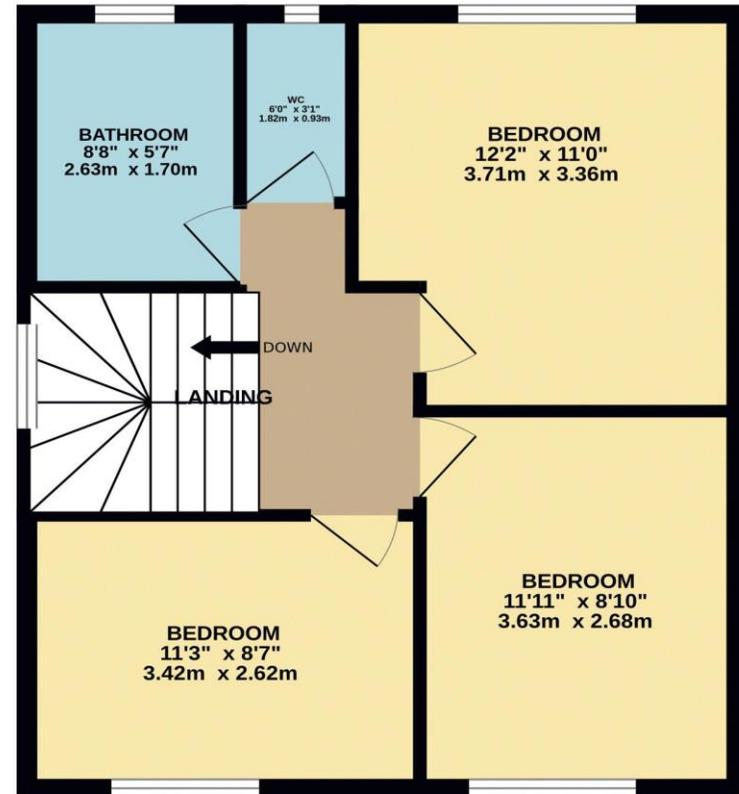




GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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