



Lodge Crescent, Waltham Cross, EN8

£635,000

The Property Experts UK

| 07931 383 358





- Freehold House
- End of Terrace
- Double Fronted
- South Facing Rear Garden
- Side Rear Access
- Four Bedrooms
- Three Reception Rooms

This is a fantastic opportunity to acquire this huge Four bedroom end of terrace double fronted house. Offering exceptional space, versatility, and lots of natural light throughout-perfect for modern living.

One of the standout features is the South-Facing garden, which enjoys sunlight throughout the day - perfect for outdoor dining, gardening, or simply unwinding.

The house has Four generous bedrooms, with Three large reception rooms providing ample space for relaxing, entertaining, or working from home.

At the heart of the house is a spacious kitchen diner ideal for all family gatherings and social occasions with plenty of room for dining and everyday living.

Upstairs you have Four well proportioned bedrooms, one with en suite, offering comfortable accommodation for families of all sizes.

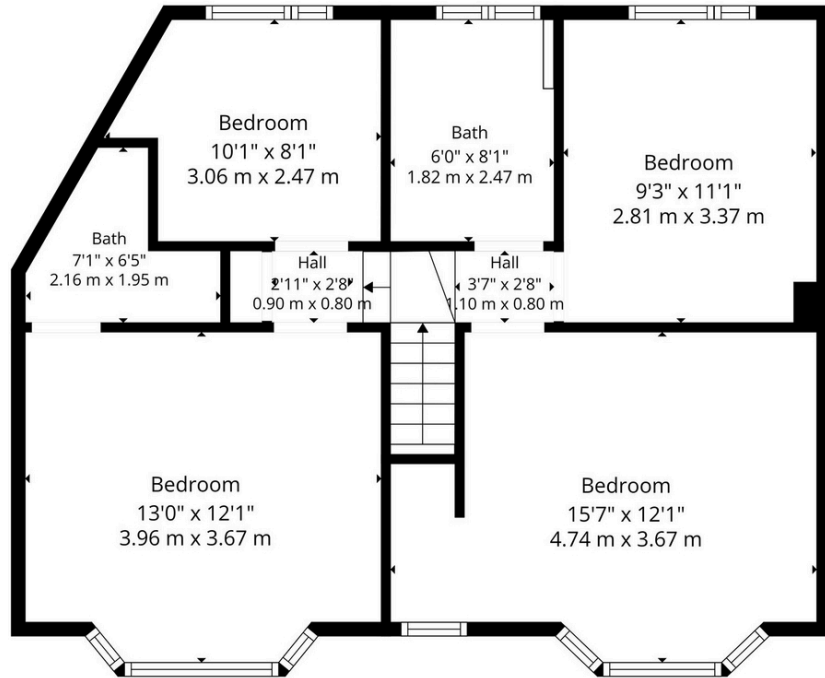




4

1





RIME

Total: 1495 sq. Ft, 139 m2
 Ground Floor: 867 sq. Ft, 81 M2, 1st Floor: 628 sq. Ft, 58 m2
 Excluded Areas: Deck: 157 sq. Ft, 15 M2, Patio: 124 sq. Ft, 12 M2, Walls: 100 sq. Ft, 8 m2

Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



The Property Experts UK

thepropertyexperts.co.uk | 01992660733