

# Castles

ASKING PRICE

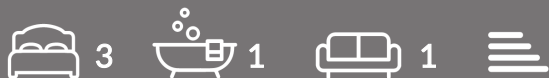
**£435,000**

**Sandringham Way**

Waltham Cross, EN8 8DU Freehold

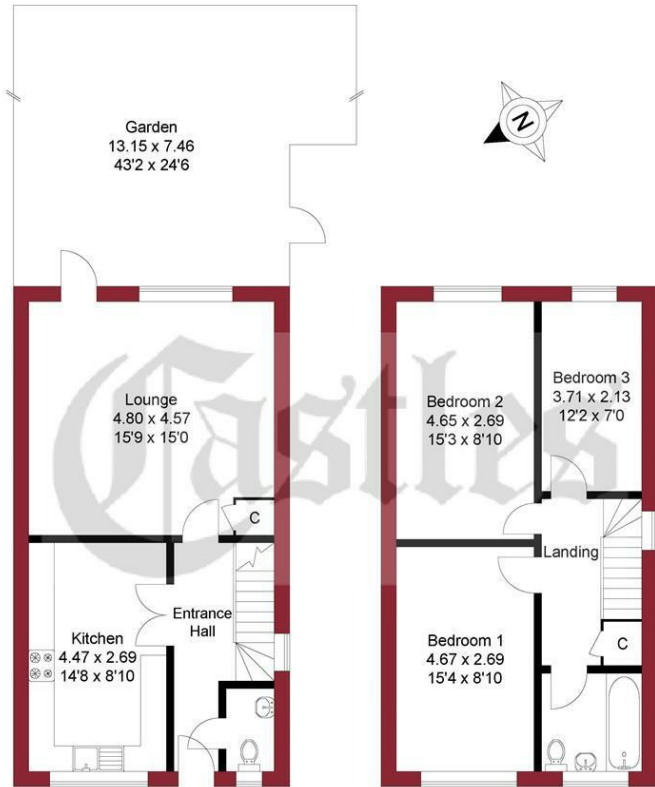
## PROPERTY SUMMARY

A well presented and spacious three bedroom semi-detached family house located in a quiet residential road within 0.7m of Waltham Cross town centre, Waltham Cross train station and Theobalds train station (both serving London Liverpool Street) and close to local schools and amenities. The property would suit a family/first time buyer and is offered for sale in good decorative order. Viewing is highly recommended. Features include:- front off street parking, double glazing, gas central heating, ground floor WC, spacious kitchen/diner, separate living room, 1st floor family bathroom, good size 3 bedrooms, rear garden with side access, entrance hallway, close to local amenities.





APPROXIMATE GROSS INTERNAL AREA  
88.22 sqm / 949.59 sqft

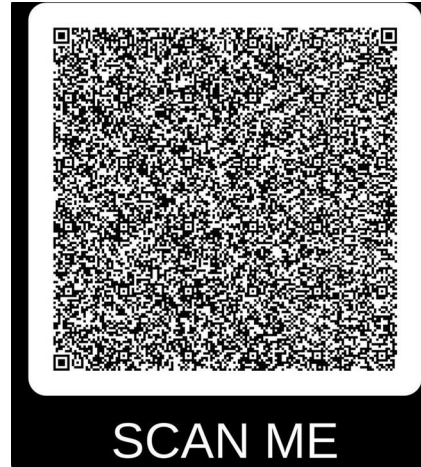


GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

For a guide to the area  
please scan this code for  
more information



House - Semi-Detached

Freehold

**Council:** Enfield

**Council Tax Band:** D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

#### OFFICE DETAILS

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

| Energy Efficiency Rating                    |   | Current                 | Possible |
|---------------------------------------------|---|-------------------------|----------|
| Very energy efficient - lower running costs |   |                         |          |
| (92-100)                                    | 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 & Wales                             |   | EU Directive 2002/91/EC |          |