

38 Cadmore Lane
Waltham Cross, EN8 9LA
£375,000

ma
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Situated in the very heart of Cheshunt town centre, this three-bedroom mid-terrace Victorian property offers a fantastic opportunity for buyers looking to put their own stamp on a home. Ideally located just moments from Cheshunt Station, the property is perfectly positioned for commuters and those wanting easy access to local amenities.

This property is currently tenanted and is offered to the market chain free, making it an attractive option for both investors and residential buyers alike.

Internally, the ground floor comprises a versatile front reception room which can be used as a snug or third bedroom, a spacious and separate dining/living area ideal for entertaining, a fitted kitchen, and a downstairs bathroom.

Upstairs, the property offers two well-proportioned double bedrooms, providing comfortable accommodation.

Externally, the property benefits from a generously sized yet manageable rear garden, perfect for outdoor relaxation or further landscaping potential. There is also a useful outdoor shed, offering excellent additional storage space.

The property would benefit from a degree of modernisation and renovation, which has been carefully reflected in the competitive asking price of £375,000. This presents an excellent opportunity for buyers to add value and tailor the home to their own tastes and requirements.

Early viewing is highly recommended to fully appreciate the potential and prime location this property has to offer.





**Approximate Gross Internal Area 737 sq ft - 68 sq m
(Excluding Outbuilding)**

Ground Floor Area 464 sq ft – 43 sq m

First Floor Area 273 sq ft – 25 sq m

Outbuilding Area 98 sq ft – 9 sq m



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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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