



**BLUEPRINTS & CO.**  
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



## Eleanor Road

, Waltham Cross, EN8 7DL

**Offers over £460,000**



Blueprints & Co. Properties have great pleasure in offering to the market this lovely three bedroom, three reception room end terrace family home situated in a popular residential location. The property itself is presented in fantastic condition and offers spacious living accommodation throughout including a large living room, a modern open plan kitchen/dining room, three good sized bedrooms and a family bathroom. Externally the property offers a stunning, well maintained rear garden. Within close proximity is great transport links, essential amenities and schools. An early viewing is highly recommended to avoid missing out. To the rear is a well maintained garden offering rear access and a shed.

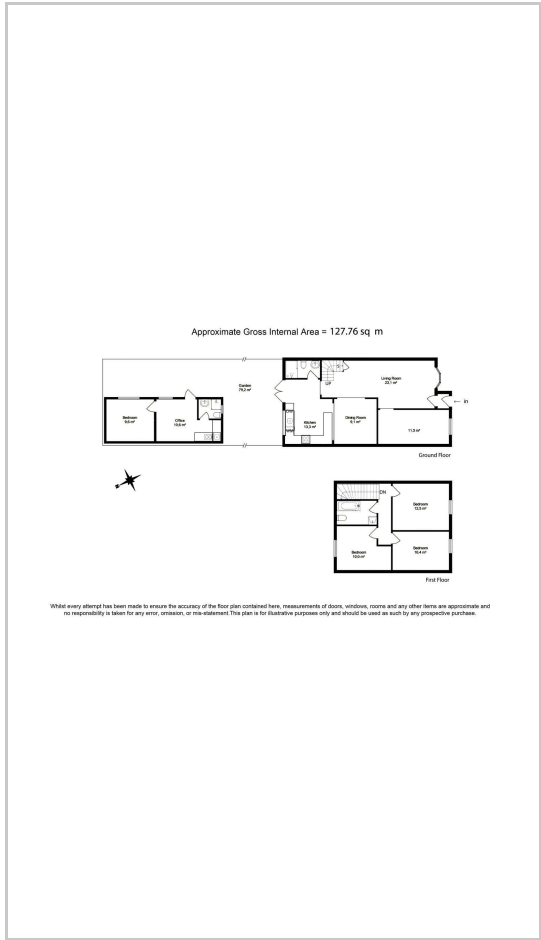
The shed has been converted to a beautiful summer house which comprises of a lovely lounge area and a high quality bathroom.



### Area Map



### Floor Plans



### Energy Efficiency Graph

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

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