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Northfield Road | Waltham Cross | EN8 7RE | Offers In Excess Of £560,000



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# Northfield Road | Waltham Cross | EN8 7RE

A fantastic opportunity to acquire this well designed three bedroom home, offering an abundance of living space throughout the ground floor and exciting further potential to add a fourth bedroom (subject to the relevant permissions). The ground floor has been designed to suit modern family needs and includes a living room, a superb kitchen/dining/family room, utility room, office and a W/C. On the first floor there are three double bedrooms and a bathroom. Externally, there is a front driveway providing ample parking, a West facing rear garden and a versatile outbuilding. The property is located within walking distance of two popular train stations, the local high street and a variety of schools are also nearby. Guide price £560,000 - £575,000

- An Immaculate Three Double Bedroom Home
- Further Potential To Create A Fourth Bedroom (STPP)
- Superb Kitchen / Dining / Family Room
- Living Room & Office
- Ground Floor W/C & Utility Room
- Modern Bathroom
- Front Driveway Providing Ample Parking
- West Facing Rear Garden & Versatile Outbuilding
- Popular Location



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Porch Door

Entrance Porch

Front Door

Entrance Hall

Living Room

15'6 x 11'7

Kitchen / Dining / Family Room

21' x 17'8

Utility Room

10'2 x 7'4

Office

9'11 x 9'8

W/C

First Floor Landing

Bedroom One

12'9 x 10'7

Bedroom Two

10'8 x 10'7

Bedroom Three

12'10 x 7'

Bathroom

7' x 6'8

External

Front Driveway

West Facing Rear Garden

Outbuilding

13'5 x 8'6



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E

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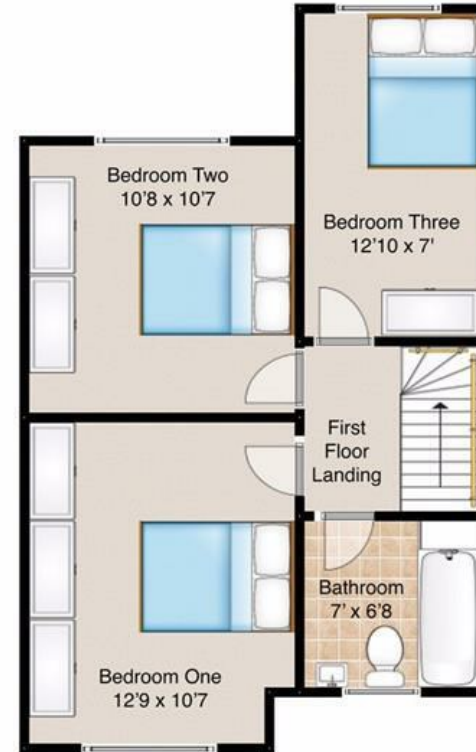
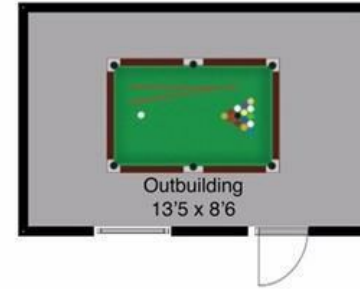
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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

