



Shepherds  
Property Sales & Lettings



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Westfield Close | Waltham Cross | EN8 7EY | £465,000





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## Westfield Close | Waltham Cross | EN8 7EY

A three bedroom home, boasting an already extended ground floor with great potential to add further space subject to the relevant permissions. The ground floor comprises of a living and dining room, as well as a spacious kitchen breakfast room and W/C. On the first floor there are three bedrooms and a bathroom. Externally, there is a front driveway providing ample parking, a rear garden and garage. The property is ideally located within a short walk of Theobalds train station, Waltham Cross High street and schooling. The A10 and M25 are also easily accessible.

- Three Double Bedroom Home
- Ground Floor WC
- Rear Vehicular access & Garage
- Extended Ground Floor
- Further Potential To Extend (STPP)
- Short Walk Of Theobalds Train Station
- Kitchen Breakfast Room & Dining Room
- Front Driveway Providing Ample Parking
- Popular Schooling Near By



Entrance

Hallway

Living Room  
12'7 x 13'6 max

Dining Room  
12'5 x 8'6

Kitchen Breakfast Room  
18'3 x 13'8 max

WC  
6'1 x 3'3

First Floor Landing

Bedroom One  
14'1 x 10'3

Bedroom Two  
11'10 x 9'4

Bedroom Three  
8'10 x 8'6

Bathroom  
7'7 x 4'10

External

Front Driveway

Rear Garden

Garage





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**Tenure :** Freehold  
**Council:** Broxbourne Council  
**Tax Band:** D

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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)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



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