



Shepherds  
Property Sales & Lettings



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Trinity Lane | Waltham Cross | EN8 7EL | £450,000



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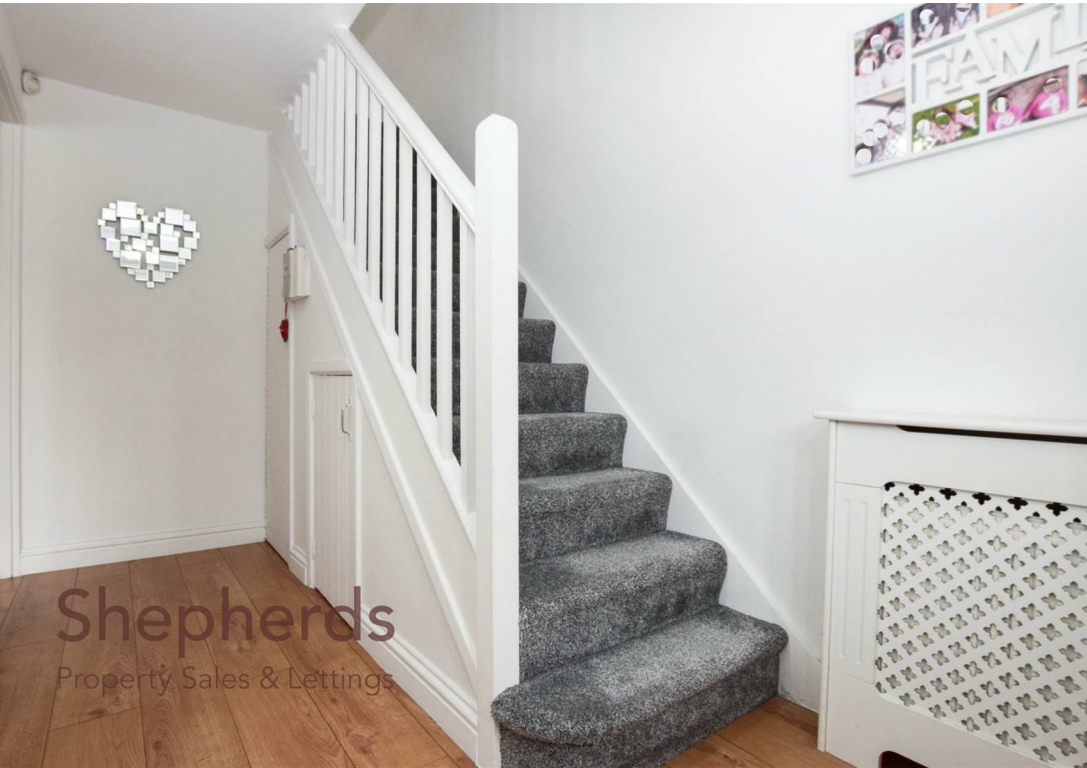


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# Trinity Lane | Waltham Cross | EN8 7EL

Shepherds are delighted to market this well presented three bedroom home, situated within walking distance of several train stations, the local high street and popular schooling. The property has been finished to a tasteful and modern standard and includes a lounge diner, kitchen, three well sized bedrooms and a bathroom. Outside, there is a front driveway, a south facing rear garden and a cabin which has great versatility. Scope for extensions, subject to the relevant permissions.

- Well Presented Three Bedroom Home
- Spacious Lounge Diner
- South Facing Rear Garden
- Walking Distance To Train Stations
- Scope For Extensions (STPP)
- Versatile Garden Cabin
- Close To High Street And Schools
- Family Bathroom
- Front Driveway



Front Door	Bedroom Three
Entrance Hall	8'6 x 7'5
Lounge Diner	Bathroom
21'7 x 11'	6' x 5'4
Kitchen	Outside
9'10 x 6'5	Front Driveway
First Floor Landing	South Facing Rear Garden
Bedroom One	Cabin
11'7 x 9'10	16' x 8'
Bedroom Two	
11' x 9'10	



**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.

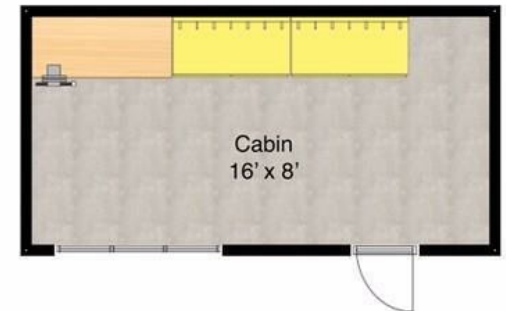


**Tenure :**  
**Council:**  
**Tax Band:**

**Freehold**  
**Broxbourne Borough**  
**D**



# Trinity Lane, Theobalds Grove, Hertfordshire



This floorplan is for guidance only and may not be accurate. Fine and Country 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 1988 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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