



## Park Lane, Waltham Cross

**£375,000 Freehold**

Private Garden • CHAIN FREE • Ample Built-In Storage Throughout • Walk-In Shower with Modern Fixtures • Character Features • Double Glazed • Gas Central Heating • In Need Of Refurbishment



## Accommodation Comprises:

### Hallway

### Lounge

10' 6" x 11' 7" (3.19m x 3.52m)

### Dining Room

9' 3" x 11' 3" (2.82m x 3.43m)

### Kitchen

6' 3" x 8' 3" (1.91m x 2.52m)

### Hall

### Wet Room

### Bedroom 1

11' 2" x 14' 7" (3.40m x 4.45m)

### Bedroom 2

9' 1" x 11' 3" (2.77m x 3.44m)

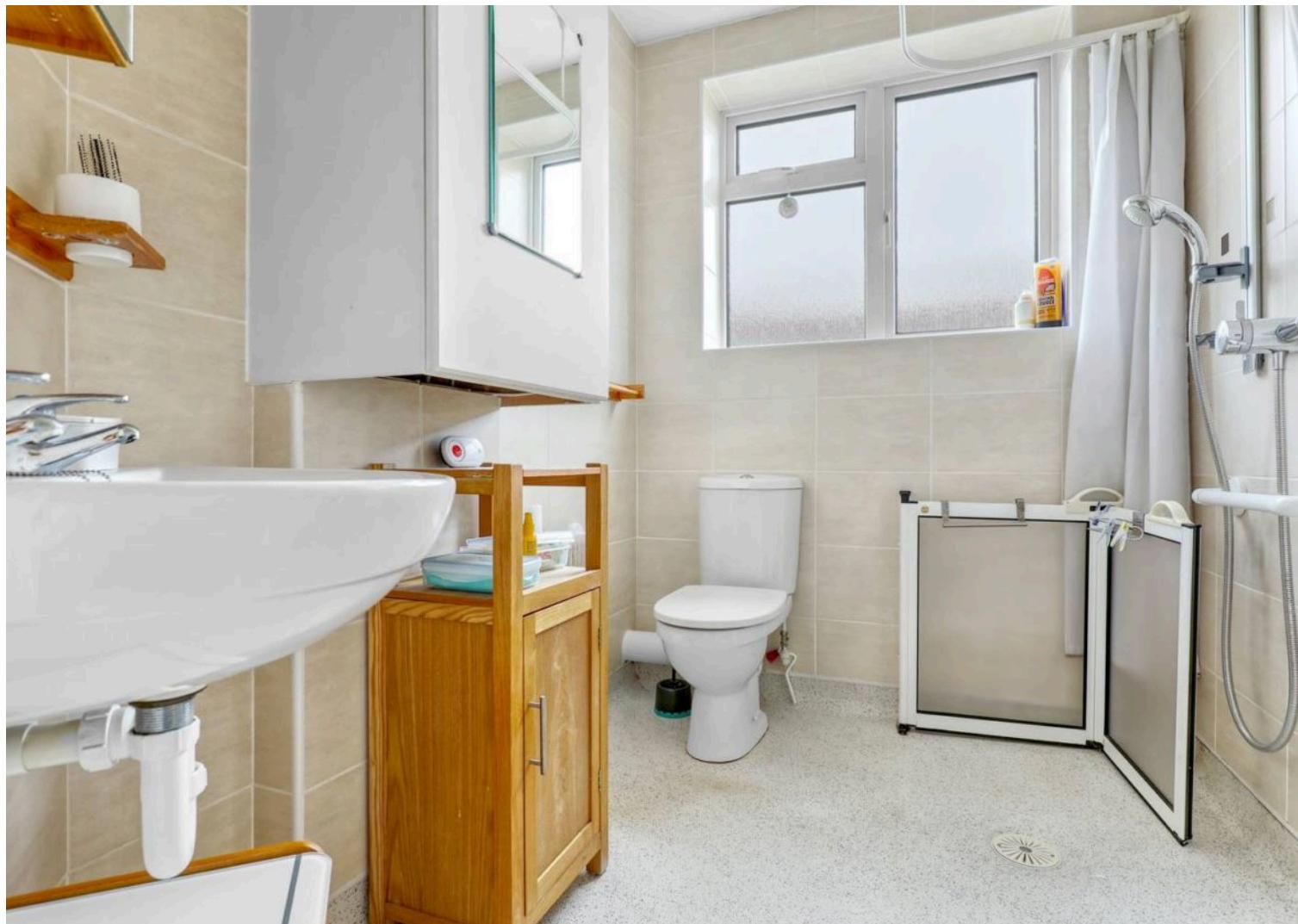
### Bedroom 3

6' 4" x 7' 11" (1.93m x 2.41m)

### Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.







Keith Ian are pleased to bring to market this CHAIN-FREE three-bedroom character cottage, located on a quiet residential street and offering excellent potential for buyers looking to modernise and add value. The property benefits from double glazing throughout and gas central heating, while retaining period features that reflect its cottage-style origins.

The accommodation is well laid out and includes separate reception spaces, a functional kitchen, three bedrooms, and a shower/wet room. Although the property is in need of refurbishment, it provides a solid opportunity for purchasers seeking a home to renovate to their own specification or for investment purposes.

Externally, the house features a modest front garden and a private rear garden with scope for improvement. With no onward chain, this property presents a straightforward purchase and an attractive prospect for buyers looking for a character home with potential.

Waltham Cross is a well-connected town offering a practical balance of local amenities, green spaces, and excellent transport links. The area provides a range of shops, cafés, and everyday conveniences, including a popular pedestrianised shopping area and several supermarkets, making day-to-day living straightforward and accessible.

Residents benefit from strong transport connections, with rail services offering direct routes into London and convenient links to neighbouring towns. The town is also positioned close to major road networks, providing easy access for commuters and those travelling further afield.

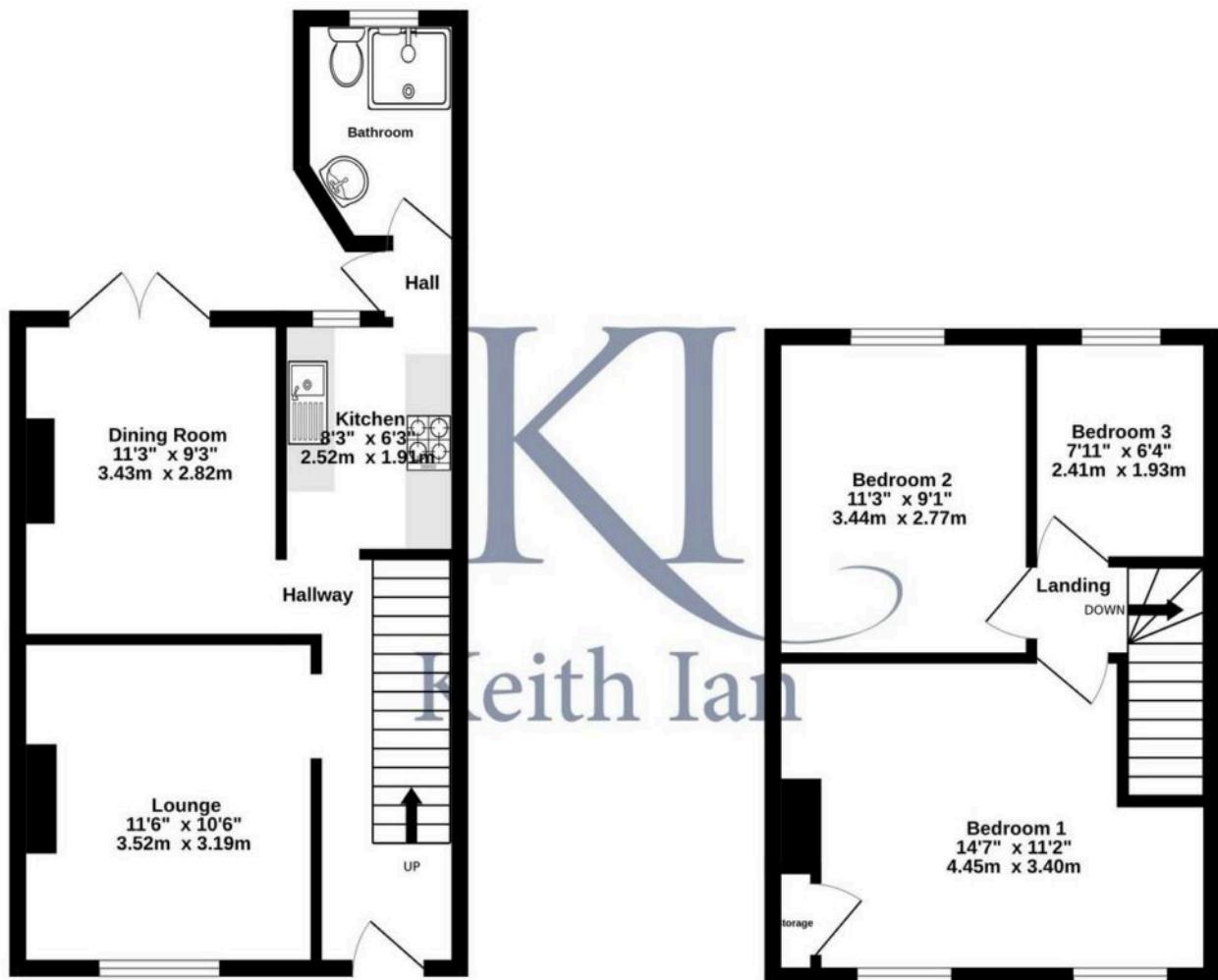
Waltham Cross is close to open green spaces and leisure facilities, offering opportunities for outdoor activities and family days out. Schools, local services, and community facilities are all within easy reach, contributing to the area's appeal for families, professionals, and anyone seeking a well-located and well-served place to live.

Council Tax band: C

Tenure: Freehold

Ground Floor  
394 sq.ft. (36.6 sq.m.) approx.

1st Floor  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.