



105 Trinity Lane, Waltham Cross, EN8 7EW

£500,000

**Lanes**  
ESTATE AGENTS

## 105 Trinity Lane, Waltham Cross, EN8 7EW

Welcome to this charming detached house located on Trinity Lane in the Waltham Cross. This property boasts a spacious lounge/diner, perfect for entertaining guests or relaxing with your family. With three bedrooms, there is plenty of space for everyone to enjoy.

The front and rear gardens offer a lovely outdoor space where you can enjoy the fresh air and perhaps even cultivate your own little garden oasis. The addition of a conservatory provides a bright and airy space to enjoy throughout the year, whether it's for a morning coffee or a quiet reading nook.

Situated just a short walk away from Theobalds Grove Train Station and Lea Valley Park, this property offers convenience for commuters or those who enjoy exploring the outside surrounding areas. The detached nature of the house provides privacy and a sense of exclusivity that is highly sought after.

This property offers a comfortable living space that is both practical and welcoming. Don't miss out on the opportunity to make this house your home in the heart of Waltham Cross.



### Entrance Hall

Door to Lounge/Diner.

**Lounge/Diner** 27'10" x 15'3" (8.48m x 4.65m)

Stairs to First Floor Landing and windows to front and rear aspect. Door to Kitchen

**Kitchen** 11'7 x 8'10" (3.53m x 2.69m)

Eye and base level units, fitted oven and gas hob, sink with tap and drainer, door to Utility Room.

**Utility Room** 11'7" x 6" (3.53m x 1.83m)

**Conservatory** 19'2" x 9'1" (5.84m x 2.77m)

Door to side access and french doors to Rear Garden.

### First Floor Landing

Window to side aspect and doors to all rooms.

**Bedroom One** 15'3" x 11'6" (4.65m x 3.51m)

Two windows to front aspect, storage cupboard and fitted wardrobes.

**Bedroom Two** 11'5" x 8'11" (3.48m x 2.72m)

Window to rear aspect and fitted wardrobe.

**Bedroom Three** 11'3" x 7'4" (3.43m x 2.24m)

Window to rear aspect and fitted wardrobe.

### Bathroom

Panel enclosed bath with shower over, closed couple wc with pedestal hand basin. Window to side aspect.

### WC

Access from Rear Garden.

### Rear Garden

Patio area leading to lawn.

### Reference

CH6523/PL/PL/PL - Cheshunt Estate Agent





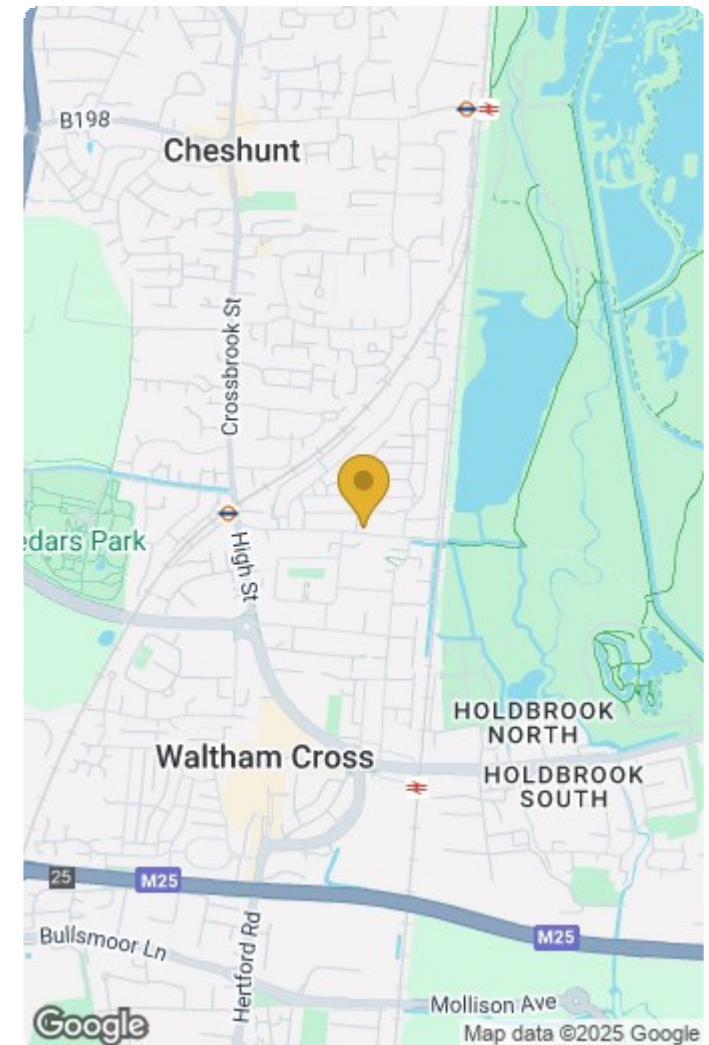
Mum  
no matter what  
life throws at  
you at least you  
don't have  
ugly children



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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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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