



Shepherds

Property Sales & Lettings

Park Lane | Waltham Cross | EN8 8AF | £375,000





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Shepherds Estate Agents are delighted to offer this three bedroom cottage, ideally situated close to the town centre and transport links, and offering excellent potential and scope for improvement. The ground floor comprises of an entrance porch, entrance hall, a spacious and open lounge diner, a fitted kitchen and a shower room with separate WC. Upstairs you are met with three double bedrooms. Externally, the property enjoys a gated front garden and a private rear garden. Ideally located in Waltham Cross, the property is within easy reach of local shops, supermarkets, schools, parks, and leisure facilities. Excellent transport links, including direct rail services into London and convenient access to the A10, M25, and surrounding road networks, make it a superb choice for commuters. To be sold CHAIN FREE.

- Chain Free
 - Spacious Lounge Diner
 - Quiet Residential Location
- Charming Cottage
 - Shower Room With Separate WC
 - Walking Distance To Local Shops, Schools & Amenities
- Three Double Bedrooms
 - Gated Front Garden & Private Rear Garden
 - Excellent Transport Links Including Waltham Cross Station, A10 & M25



Front Door	Bedroom One
Entrance Porch	14 x 11'2
Entrance Hall	Bedroom Two
Lounge Diner	11'2 x 8'9
23'8 x 10'7	Bedroom Three
Kitchen	9'4 x 7'11
9'2 x 7'11	External
Rear Lobby	Gated Front Garden
Shower Room	Rear Garden
WC	
First Floor Landing	

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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
C





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www.shepherdsestates.co.uk



Park Lane, Waltham Cross, Hertfordshire

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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