



Shepherds

Property Sales & Lettings

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





Shepherds
Property Sales & Lettings

Park Lane | Waltham Cross | EN8 8AF

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

Entrance Porch

Entrance Hall

Lounge Diner
23'8 x 10'7

Kitchen
9'2 x 7'11

Rear Lobby

Shower Room

WC

First Floor Landing

Bedroom One

14 x 11'2

Bedroom Two
11'2 x 8'9

Bedroom Three
9'4 x 7'11

External

Gated Front Garden

Rear Garden

Shepherds

Property Sales & Lettings



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





Shepherds
Property Sales & Lettings

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.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

