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Property Sales & Lettings



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Raglan Avenue | Waltham Cross | EN8 8DB | £635,000



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Shepherds Estate Agents are delighted to offer this impressive and adaptable, six bedroom home, with exciting potential. This substantial property offers generous living space across two floors, with versatile accommodation that could also lend itself to annexe potential. On the ground floor, you are welcomed by an entrance hall leading to a comfortable living room, a well-appointed kitchen diner, a family room/potential annexe, and an office. The first floor provides an extensive layout, with three bedrooms and a family bathroom on the right-hand side, and a further three bedrooms, a dressing room, and a guest bathroom on the left – offering rare space for larger families or multi-generational living. Outside, the property benefits from a large driveway providing plenty of parking, a rear garden and an additional side garden, adding further appeal. Located near Waltham Cross High Street, the property enjoys excellent transport links and is within easy reach of numerous schools, making it a highly convenient choice for families. Offered chain free, this substantial home represents an excellent opportunity for those seeking space and versatility.

- Substantial, Extended Family Home
- Six Bedrooms, Two Bathrooms + Dressing Room
- Versatile Layout With Potential Annexe Room
- Ground Floor Office And Family Room
- Spacious Kitchen Diner & Living Room
- Large Driveway With Ample Parking
- Rear And Side Gardens
- Close To Waltham Cross High Street
- Excellent Transport & Schools Nearby



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Front Door	Bedroom Four
Entrance Hall	10'10 x 8'2
Living Room	Bathroom
16'11 x 14'7	7'8 x 5'5
Kitchen Diner	Bedroom Five
19'8 x 10'8	8'1 x 7'8
Family Room / Potential Annexe	Bedroom Six
22'2 x 16'9	8'2 x 8'1
Office	Guest Bathroom
10'7 x 9'5	5'10 x 5'5
First Floor Landing	Dressing Room
Bedroom One	5'2 x 4'10
13'7 x 12'6	Outside
Bedroom Two	Front Driveway
13'7 x 10'8	Rear Garden
Bedroom Three	Side Garden
10'11 x 10'5	



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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.

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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** D



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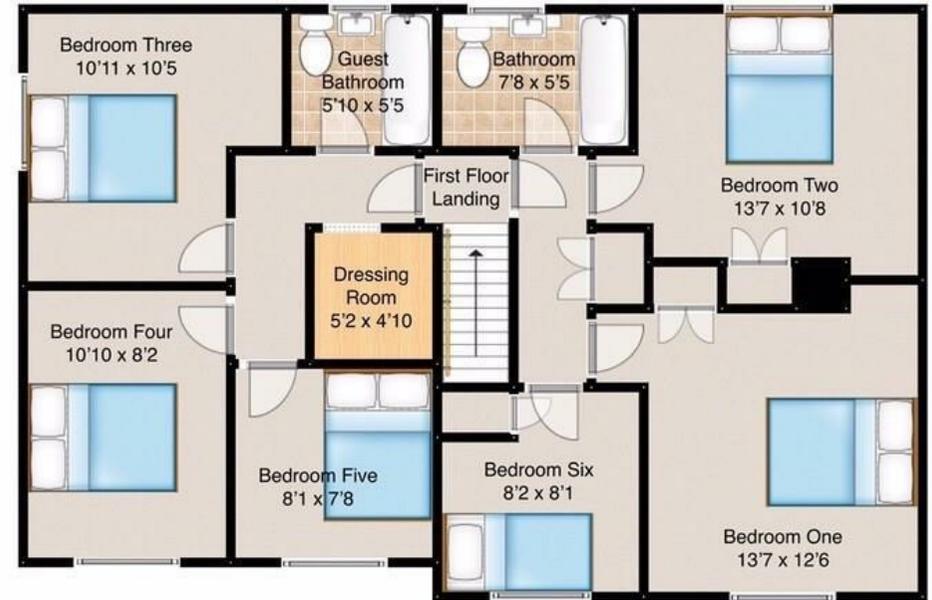


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# Raglan Avenue, Waltham Cross, Hertfordshire



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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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

