



Shepherds
Property Sales & Lettings



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York Road | Waltham Cross | EN8 7HJ | £465,000



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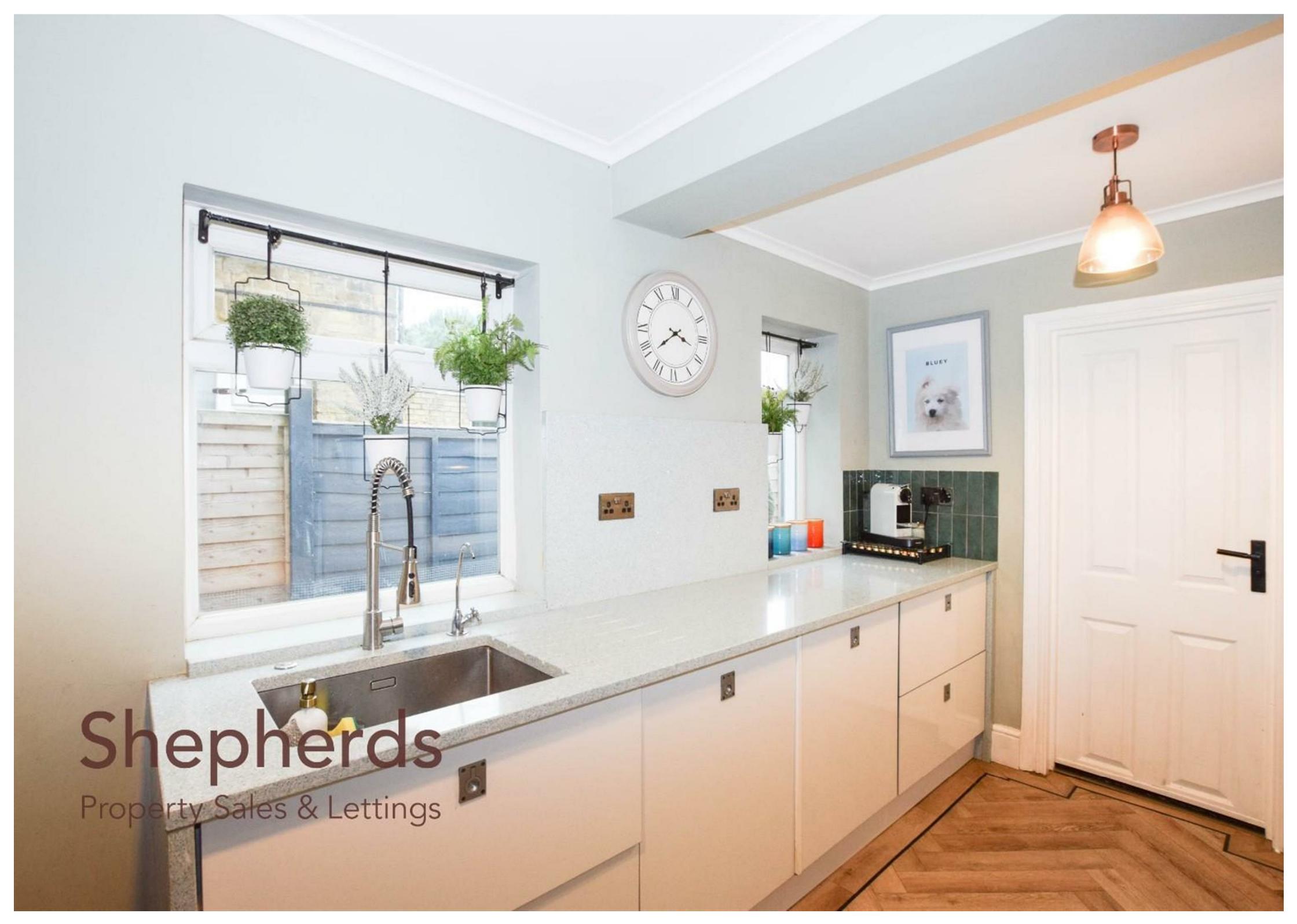
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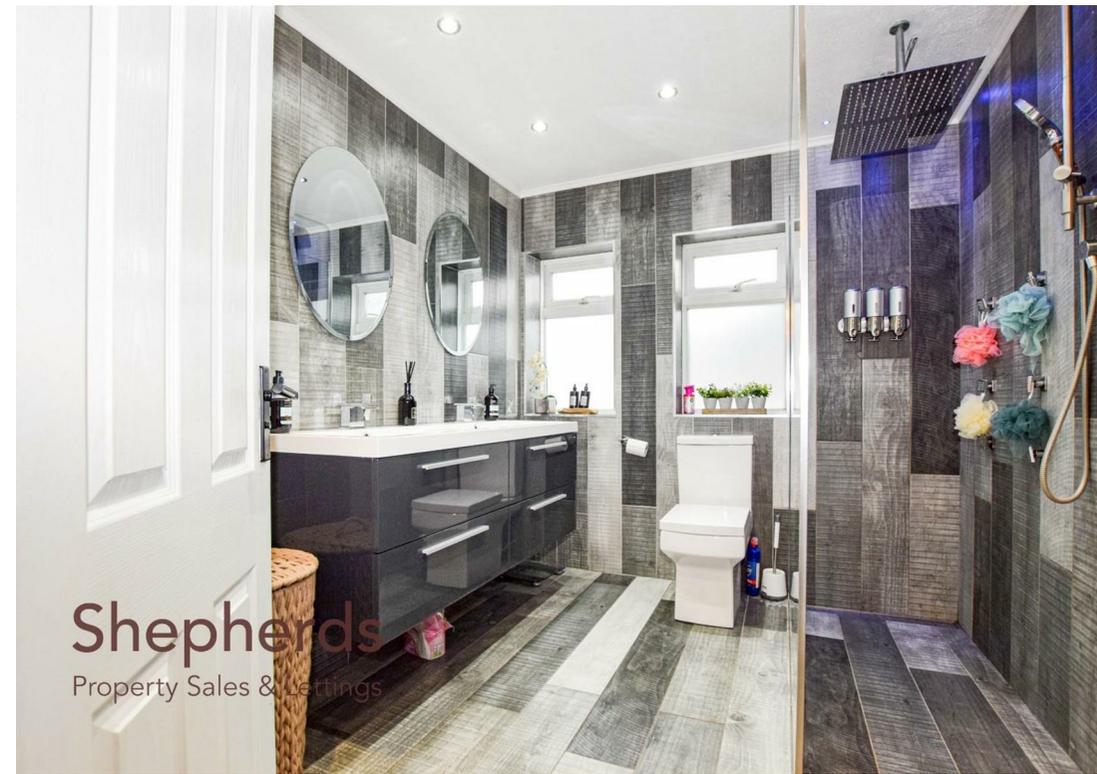


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VENDOR SUITED! Shepherds are delighted to present this stunning three-bedroom home to the market, ideally situated in a highly sought-after residential location close to Waltham Cross town centre. The property offers spacious and beautifully presented accommodation throughout. Upon entering, you are welcomed by a generous porch leading seamlessly into a bright and open-plan living and dining area, creating the perfect space for both relaxing and entertaining. The ground floor further benefits from a well sized kitchen and a modern shower room. Upstairs, you will find three well-proportioned bedrooms, each offering comfortable living space. Externally, the rear of the property boasts a low-maintenance paved garden, thoughtfully designed for ease of upkeep, along with the added advantage of a 23ft outbuilding. To the front, there is a gated entrance and a neatly presented garden area. With excellent transport links and reputable local schools nearby, this property makes an ideal family home.

- Vendor Suited
- Spacious & Well Presented Accommodation Throughout
- Bright Open-Plan Living & Dining area
- Ground Floor Shower Room
- Three Well Proportioned Bedrooms
- Generous 23ft Outbuilding
- Low Maintenance Paved Rear Garden
- Gated Front Entrance With Garden Area
- Excellent Transport Links & Nearby Local Schools



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Porch Door

Porch

Front Door

Living Dining Area

25'8 x 12'7

Kitchen

13'9 x 7'10

Shower Room

8'9 x 7'10

Stairs

First Floor Landing

Bedroom One

14'1 x 12'7

Bedroom Two

11'3 x 9'7

Bedroom Three

8'4 x 7'10

External

Rear Garden

Outbuilding

23'2 x 14'8

Front Garden



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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
Tax Band: C

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York Road, 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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