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Property Sales & Lettings



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Royal Avenue | Waltham Cross | EN8 7QU | Offers In Excess Of £500,000



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# Royal Avenue | Waltham Cross | EN8 7QU

Sitting on an attractive and exciting corner plot is this 3 bedroom semi detached house, the plot offers exciting potential for extensions (stpp). The property comprises of an entrance hall, a lounge diner, kitchen, three bedrooms and a bathroom. Externally, there is a deep frontage which has the potential for front drive (stpp), large side plot and a lengthy rear garden. There is also a garage and driveway to the rear of the garden. Ideally located, with transport links and amenities within a short distance of the property.

- Attractive & Exciting Corner Plot
- Lounge Diner
- Scope For A Front Drive (STPP)
- 3 Bedroom Semi Detached House
- Spacious Kitchen
- Located In Between 2 Train Stations
- Scope For Extensions (STPP)
- Rear Garage & Driveway
- Amenities & The High Street A Short Walk Away



Front Door

Entrance Hall

Lounge Diner  
19'10 x 11'9

Kitchen  
10'6 x 9'6

First Floor Landing

Bedroom One  
10'11 x 10'8

Bedroom Two  
10'8 x 8'3

Bedroom Three

7'11 x 5'9

Bathroom  
7'8 x 6'5

External

Front Garden

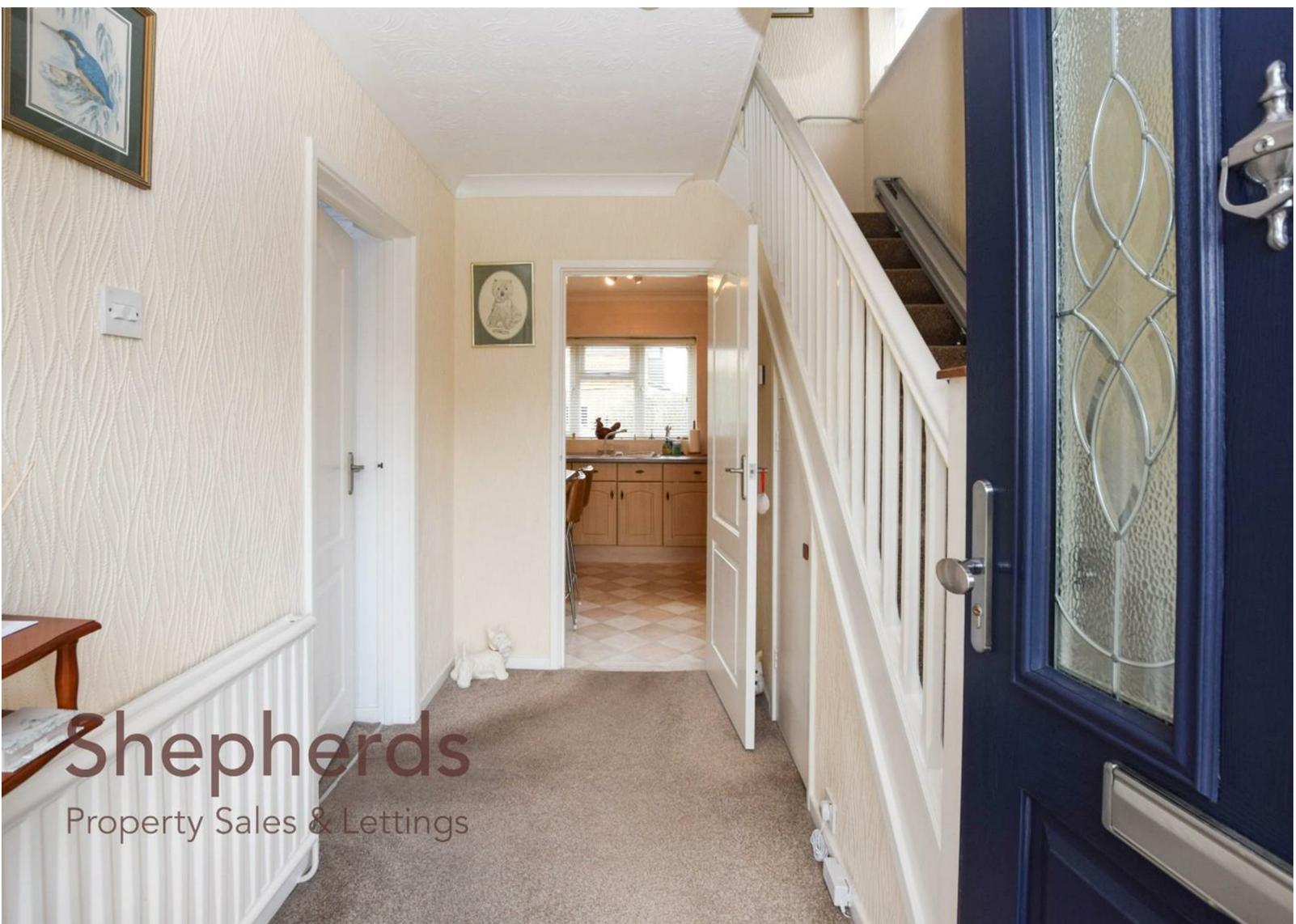
Side Garden

Rear Garden

Rear Garage

15'11 x 8'11

Rear Driveway



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



# Royal Avenue, Waltham Cross, EN8



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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)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



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