



105 Trinity Lane, Waltham Cross, EN8 7EW

Guide Price £475,000



# 105 Trinity Lane, Waltham Cross, EN8 7EW

CHAIN FREE!

Welcome to this charming detached house located on Trinity Lane in the Waltham Cross. This property boasts a spacious lounge/diner, perfect for entertaining guests or relaxing with your family. With three bedrooms, there is plenty of space for everyone to enjoy.

The front and rear gardens offer a lovely outdoor space where you can enjoy the fresh air and perhaps even cultivate your own little garden oasis. The addition of a conservatory provides a bright and airy space to enjoy throughout the year, whether it's for a morning coffee or a quiet reading nook.

Situated just a short walk away from Theobalds Grove Train Station and Lea Valley Park, this property offers convenience for commuters or those who enjoy exploring the outside surrounding areas. The detached nature of the house provides privacy and a sense of exclusivity that is highly sought after.

This property offers a comfortable living space that is both practical and welcoming. Don't miss out on the opportunity to make this house your home in the heart of Waltham Cross.



### **Entrance Hall**

Door to Lounge/Diner.

**Lounge/Diner** 27'10" x 15'3" (8.48m x 4.65m)

Stairs to First Floor Landing and windows to front and rear aspect. Door to Kitchen

**Kitchen** 11'7 x 8'10" (3.53m x 2.69m)

Eye and base level units, fitted oven and gas hob, sink with tap and drainer, door to Utility Room.

**Utility Room** 11'7" x 6" (3.53m x 1.83m)

**Conservatory** 19'2" x 9'1" (5.84m x 2.77m)

Door to side access and french doors to Rear Garden.

### **First Floor Landing**

Window to side aspect and doors to all rooms.

**Bedroom One** 15'3" x 11'6" (4.65m x 3.51m)

Two windows to front aspect, storage cupboard and fitted wardrobes.

**Bedroom Two** 11'5" x 8'11" (3.48m x 2.72m)

Window to rear aspect and fitted wardrobe.

**Bedroom Three** 11'3" x 7'4" (3.43m x 2.24m)

Window to rear aspect and fitted wardrobe.

### **Bathroom**

Panel enclosed bath with shower over, closed couple wc with pedestal hand basin. Window to side aspect.

### **WC**

Access from Rear Garden.

### **Rear Garden**

Patio area leading to lawn.

### **Reference**

CH6523/PL/PL/PL - Cheshunt Estate Agent





Mum  
no matter what  
life throws at  
you at least you  
don't have  
ugly children

GROUND FLOOR

1ST FLOOR

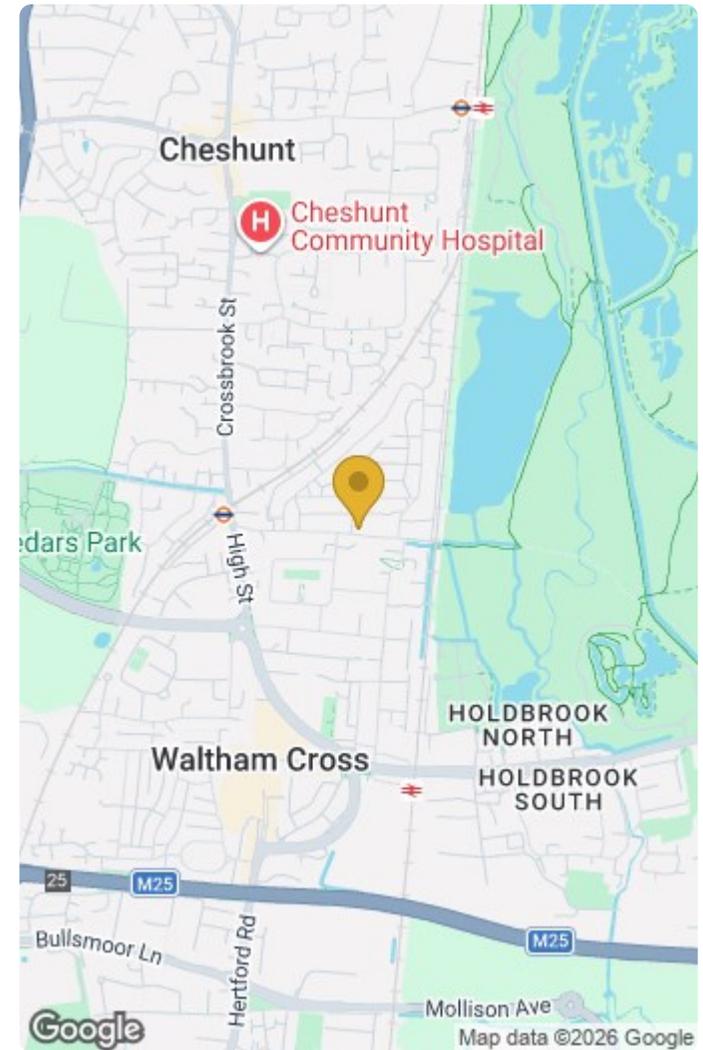


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ESTATE AGENTS

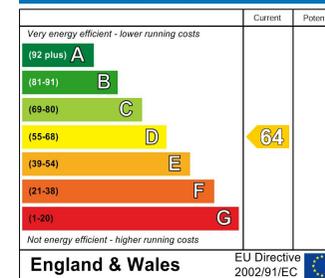
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

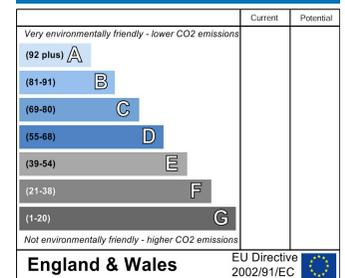
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

