



Trinity Lane, Waltham Cross

£325,000 Leasehold

Ground Floor • Long Lease • Well-Presented • Off-Street Parking • Character Features • Rear Access •
Enclosed Garden • 0.3 Miles - Theobalds Station



Accommodation Comprises:

Entrance Hall

Lounge

15' 6" x 11' 1" (4.72m x 3.38m)

Dining Room

15' 6" x 9' 9" (4.72m x 2.97m)

Kitchen

10' 4" x 9' 11" (3.15m x 3.02m)

Bedroom One

15' 3" x 11' 9" (4.65m x 3.58m)

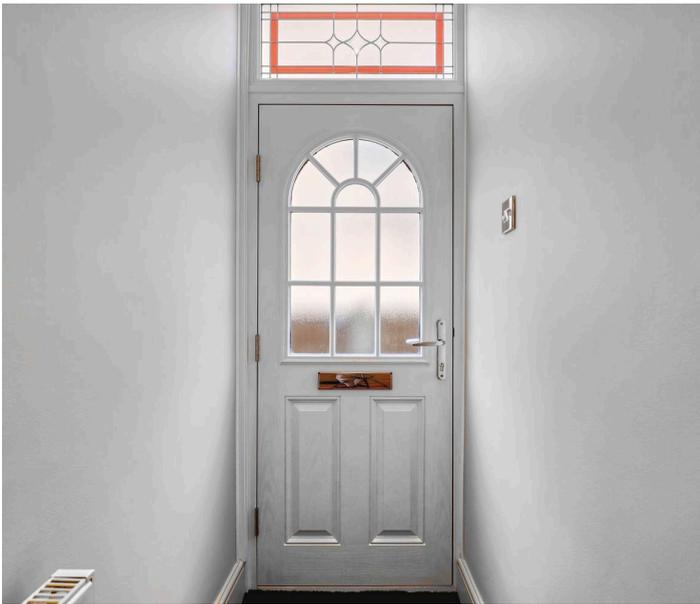
Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m)

Bathroom

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Keith Ian are pleased to offer this charming 2 bedroom maisonette, located in a sought-after area just 0.3 miles from Theobalds Station. This ground floor property has been granted a long lease and fully refurbished to a high standard. Offering a well-presented interior with character features. Upon entering, you are greeted with a tastefully designed living space, perfect for relaxing or entertaining guests. The property boasts off-street parking, a valuable convenience in this bustling area. With rear access into the enclosed garden it provides convenience for residents whilst also being a rarity for a property such as this.

Waltham Cross in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance.

Early viewing recommended to fully appreciate all that this property has to offer.

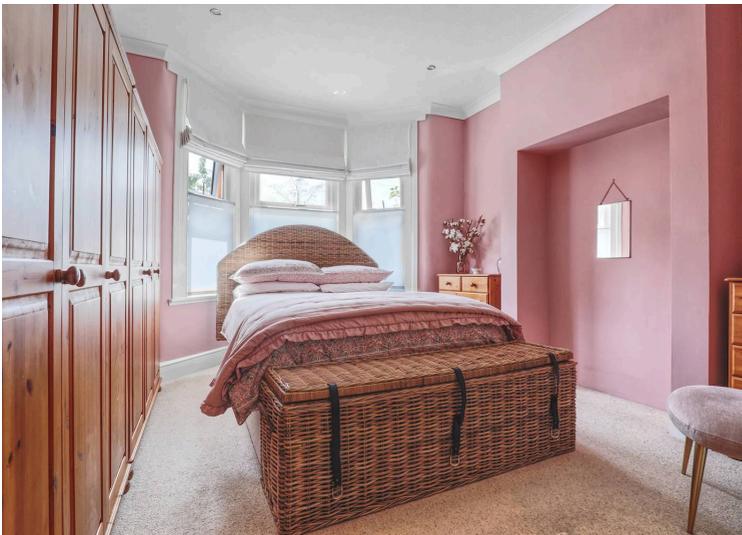
Council Tax band: C

Tenure: Leasehold

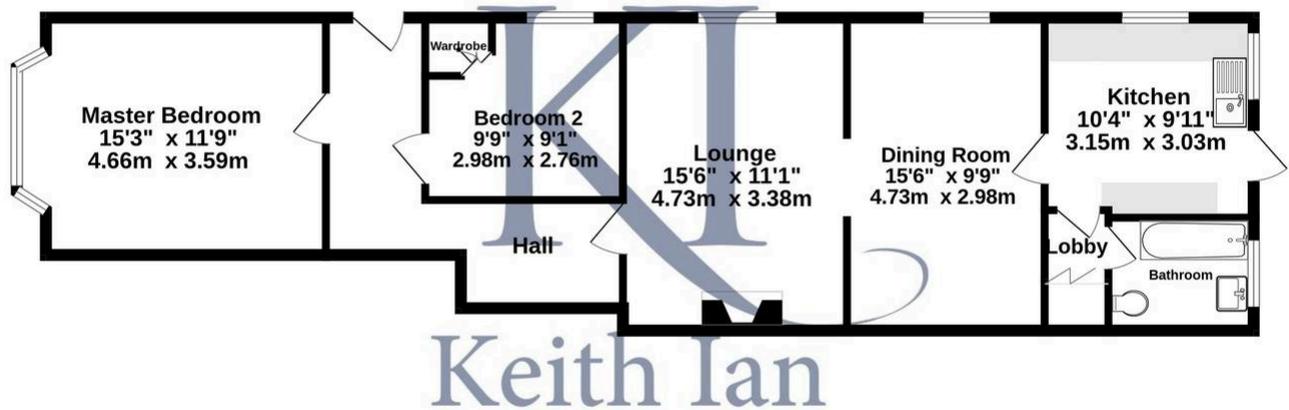
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Ground Floor
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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