



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Longcroft Drive | Waltham Cross | EN8 7QL | £325,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Longcroft Drive | Waltham Cross | EN8 7QL

Shepherds Estate Agents is pleased to market this spacious two-bedroom home, offering generous accommodation throughout, a private rear garden, off-street parking and excellent potential for modernisation. The property is ideally situated within a popular residential location, close to schools, local amenities and excellent transport links.

The ground floor welcomes you via an entrance lobby leading into a central hallway, which in turn opens into the substantial lounge/dining room, measuring almost 20ft in length and enjoying direct access to the rear garden via sliding patio doors. Completing the ground floor is a separate fitted kitchen, offering an excellent range of storage and worktop space, while an additional store/laundry room provides valuable utility and storage options. Upstairs, the property features two well-proportioned double bedrooms, a shower room and a separate WC, adding convenience for family living. Externally, the home enjoys a generous, mature rear garden, offering plenty of space for outdoor entertaining while backing onto open green space. To the front, there is a private driveway providing off-road parking. Conveniently located close to local shops, schools and everyday amenities, the property is also within easy reach of Waltham Cross town centre, excellent transport links and nearby green spaces, making it an ideal choice for first-time buyers, downsizers, investors and commuters alike.

- Two Double Bedroom Home
- Spacious Lounge/Diner
- Fitted Kitchen
- Store/Laundry Room
- Shower Room & Separate WC
- Private Driveway
- Mature Rear Garden
- Backs Onto Open Green Space
- Close To Schools & Transport Links



Front Door

Entrance Lobby

Hallway

Lounge Diner

19'6 x 12'11

Kitchen

9'11 x 7'3

Store / Laundry Room

8'10 x 5'7

C/D

First Floor Landing

Bedroom One

13'1 x 10'4

Bedroom Two

13'1 x 8'9

Shower Room

5'8 x 5'3

W/C

Outside

Rear Garden

Front Driveway



Shepherds
Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

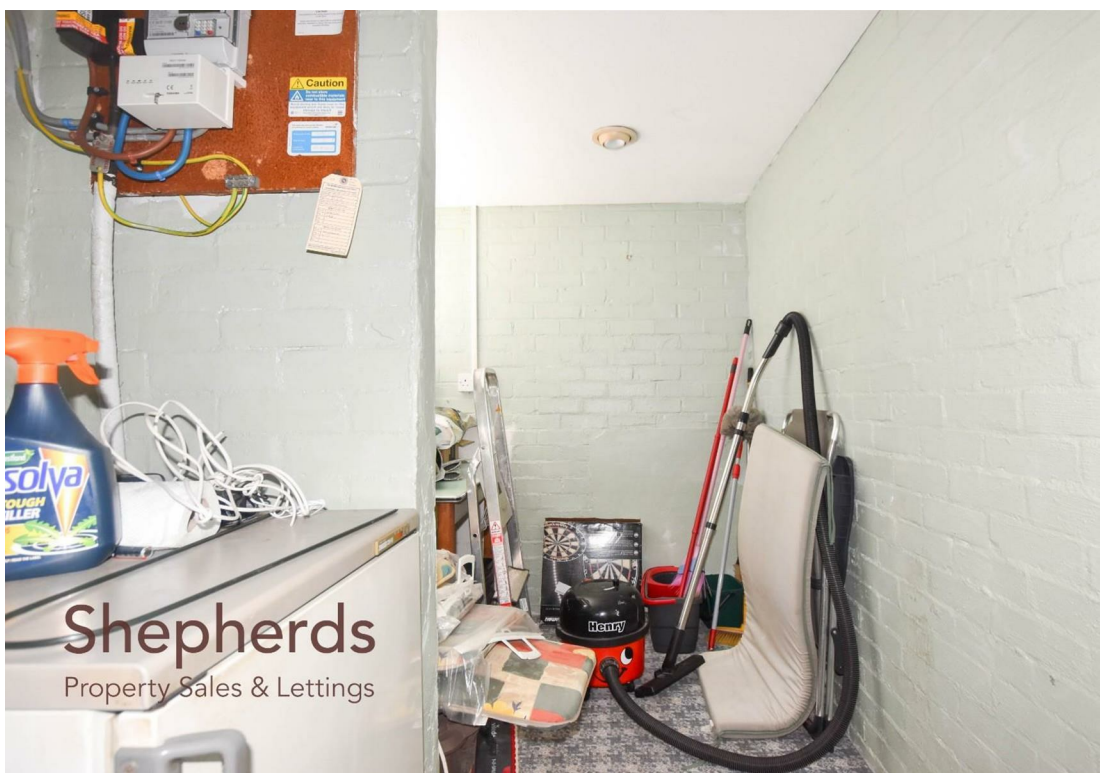
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

 2  1  1  C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: C



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

www.shepherdsestates.co.uk



Longcroft Drive, 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.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESODON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

