



Shepherds
Property Sales & Lettings



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Longcroft Drive | Waltham Cross | EN8 7QL | Offers In Excess Of £325,000





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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. TO BE SOLD CHAIN FREE.

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



Front Door	Bedroom One
Entrance Lobby	13'1 x 10'4
Hallway	Bedroom Two
Lounge Diner	13'1 x 8'9
19'6 x 12'11	Shower Room
Kitchen	5'8 x 5'3
9'11 x 7'3	W/C
Store / Laundry Room	Outside
8'10 x 5'7	Rear Garden
C/D	Front Driveway
First Floor Landing	



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





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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.



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