



 paulwallace

Lambton Avenue, Waltham Cross, EN8 8AS |
£399,995 | Freehold

Lambton Avenue, Waltham Cross, EN8 8AS

CHAIN-FREE, THREE BEDROOM mid-terrace property in the heart of WALTHAM CROSS is just walking distance to the station and benefits from an 80' WEST FACING REAR GARDEN, own DETACHED GARAGE/WORKSHOP, driveway parking, downstairs bathroom and has plenty of potential for improvement.

Key features

- Chain-Free
- Mid-Terrace
- Detached Garage
- West Facing Rear Garden
- Three Bedroom
- Close To The Station
- Driveway Parking
- Situated In Waltham Cross

Property Information

Tenure
Freehold

Council Tax
D

EPC Rating
D

Local Authority
Broxbourne Borough Council



Paul Wallace Estate Agents
Brookfield Centre
Cheshunt
Hertfordshire
EN8 0NN

01992 781100

cheshunt@paulwallace.co.uk

www.paulwallace.co.uk

Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

paulwallace
estate agents

Cheshunts leading estate agent.
Please get in touch for your free
property valuation.



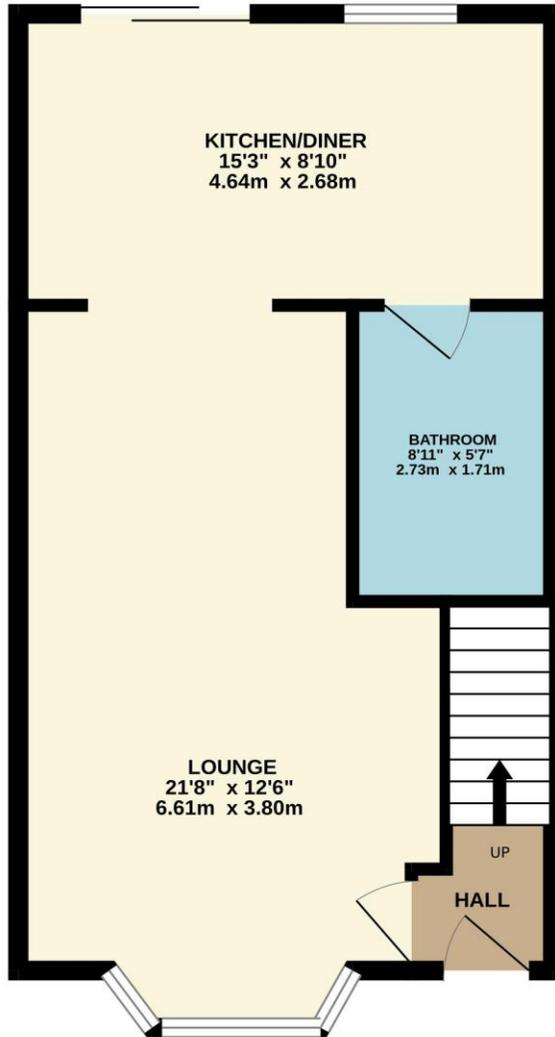
paulwallace



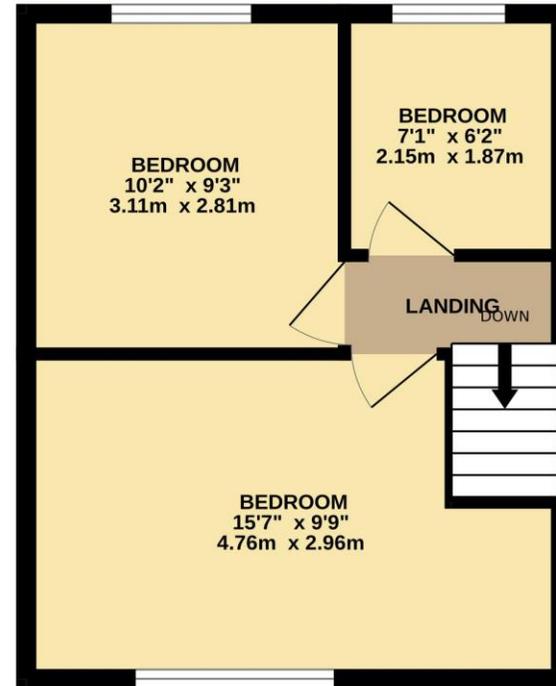
 paulwallace



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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.
Made with Metropix ©2024







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents
Brookfield Centre
Cheshunt
Hertfordshire
EN8 0NN



01992 781100



cheshunt@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed



Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.