



Trinity Lane, EN8 7EJ
Waltham Cross





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Kings Group are delighted to present this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE, LOCATED JUST WALKING DISTANCE FROM THEOBALDS STATION

****GUIDE PRICE £400,000 - £425,000****

This well-presented three-bedroom semi-detached family home offers generous living space and excellent potential for future extension, subject to the necessary planning permissions.

The property is approached via a front garden leading to a welcoming entrance hall. To the right of the hallway is a bright and comfortable lounge, ideal for relaxing and entertaining. To the rear of the property is a spacious open-plan kitchen/diner, providing a practical and sociable living area with views and access to the rear garden.

The first floor comprises three bedrooms, including two well-proportioned double bedrooms and a single bedroom, along with a family bathroom.

Externally, the property benefits from a large rear garden with rear access and parking currently available to the rear. There is also scope to convert the front garden into a driveway, subject to the necessary planning permissions. The rear garden offers excellent potential for extension, and neighbouring properties have already extended to the rear and into the loft, further highlighting the opportunity for development, subject to planning.

This property would make an ideal family home or investment opportunity, combining generous outdoor space with future potential.

Guide Price £400,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **CHAIN FREE**
- **POTENTIAL TO CONVERT FRONT GARDEN INTO DRIVEWAY (STPP)**
- **WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION**
- **CLOSE TO POPULAR SCHOOLS**
- **GUIDE PRICE £400,000 - £425,000**
- **PARKING TO REAR OF PROPERTY**
- **POTENTIAL TO EXTENDED (STPP)**
- **IDEAL FAMILY HOME**
- **EASY ACCESS TO A10 AND M25**

Location

Trinity Lane is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated property for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Trinity Lane also offers fantastic commute links, with Waltham Cross Station being under a 15 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 10 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Trinity Lane offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low

EPC Rating - Awaiting Up to Date EPC



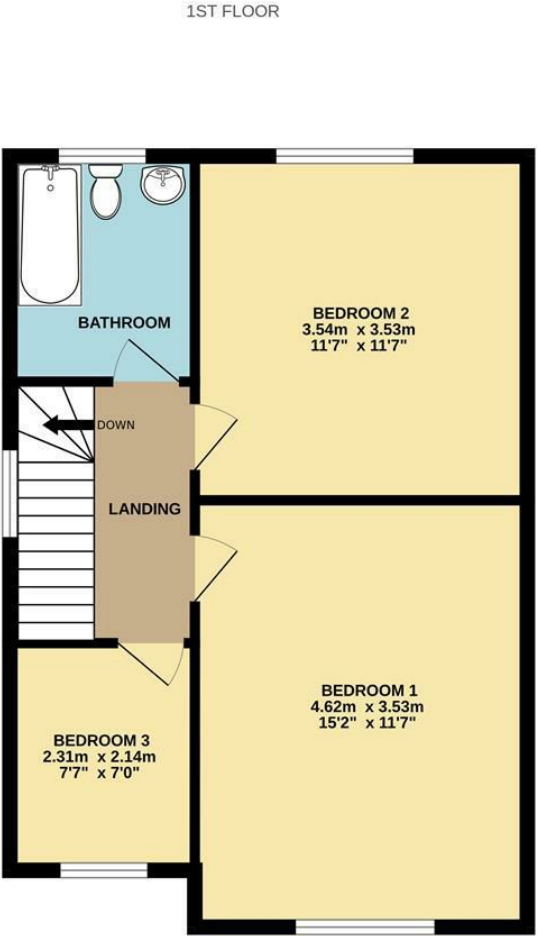
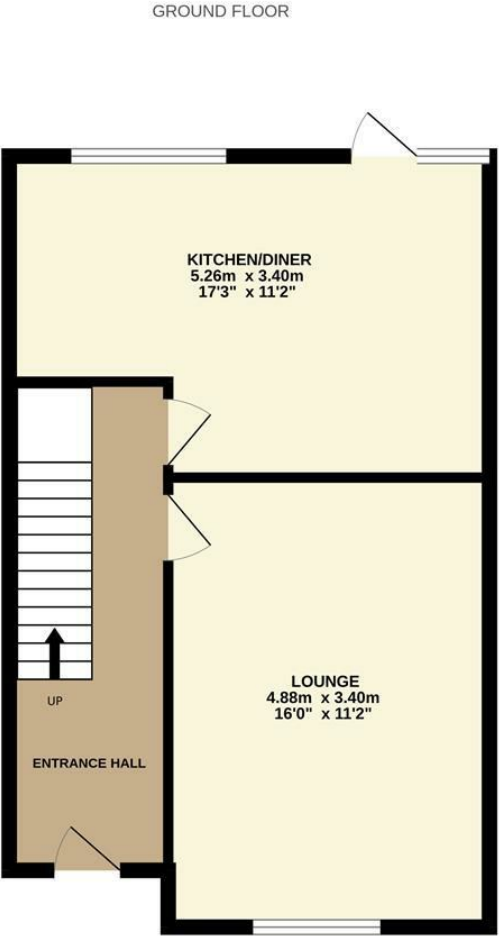
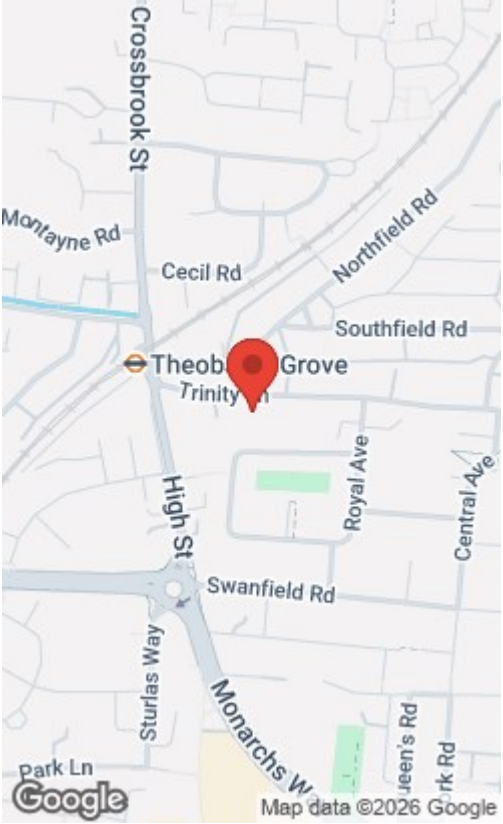


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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