

Ousden Drive,
£440,000

Sanctuary
Sales & Lettings

Ousden Drive, Waltham Cross, EN8 9RL - £440,000

Sanctuary Sales & Lettings are pleased to offer this well presented three bedroom semi detached family home located in Central Cheshunt within walking distance to Cheshunt BR Station and local amenities. The property has the potential to extend (stpp) and offers a good sized lounge, newly fitted kitchen with integrated appliances, ground floor bathroom and separate wc, 3 good size bedrooms, fully double glazed, enclosed rear garden, driveway for up to three/four vehicles and a garage to side. A viewing is highly recommended.

ENTRANCE

Via double glazed front door leading to:

ENTRANCE HALLWAY

Laminate flooring, stairs to first floor landing, opening to lounge, doors to kitchen, bathroom and wc.

LOUNGE

16'2 x 9'8

Double glazed window to front aspect, fitted carpet, spotlights to ceiling, radiator.

KITCHEN

11'10 x 10'7

Double glazed window to rear and door leading to rear garden, newly fitted white gloss wall and base units with worktop and fitted sink, integrated dishwasher, integrated electric oven and electric hob with extractor fan, lino flooring, radiator.

BATHROOM

Double glazed obscured window to rear, panel enclosed bath with shower attachment and wash hand basin, half tiled walls, wood laminate flooring.

WC

Double glazed obscured window to side, low level wc, wash hand basin, half tiled walls, wood laminate flooring.

FIRST FLOOR LANDING

Carpeted stairs, glass balustrade, access to loft, doors to bedrooms.

BEDROOM ONE

16'2 x 9'7

Double glazed window to front aspect, carpeted flooring, radiator.

BEDROOM TWO

15' x 8'

Double glazed windows to rear and side aspect, carpeted flooring, radiator, built in overstairs storage cupboard.

BEDROOM THREE

9' x 7'10

Double glazed window to rear aspect, wood laminate flooring, radiator.

EXTERIOR

REAR GARDEN

Patio area with the remainder laid to lawn with shrub borders, side gate with access to driveway and garage.

FRONT GARDEN

Paved driveway providing parking for up to 3/4 vehicles, raised lawn area with shrub borders, access to garage.

GARAGE

Up and over door, light and power connected.

AGENTS NOTE

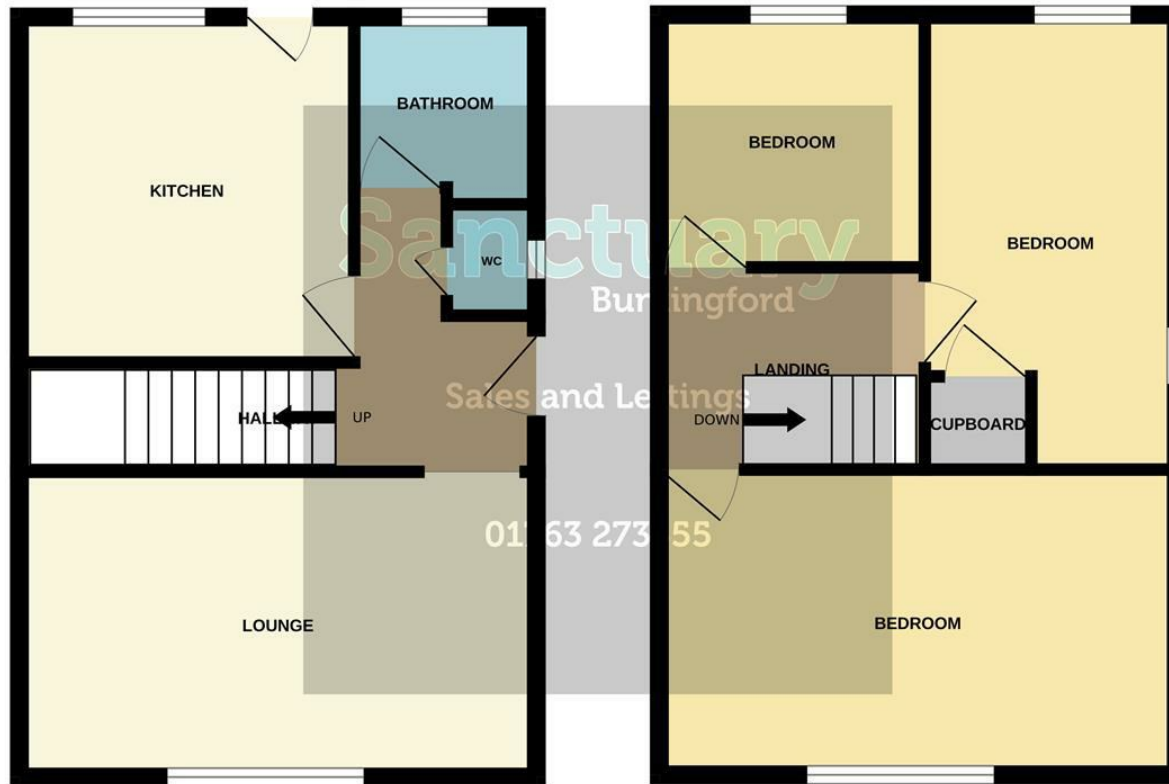
In accordance with the Property Misdescriptions Act 1991 we declare that this property is owned by a member of staff of Sanctuary Sales and Lettings.





GROUND FLOOR

1ST FLOOR



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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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

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

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