



BOWDEN
BRADLEY



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1 Lea View, Waltham Abbey, EN9 1BJ

Asking price £475,000



Nestled within the tranquil charm of a cul-de-sac turning in Waltham Abbey, this inviting 3-bedroom house presents a rare opportunity for a family seeking a harmonious blend of comfort and potential. Boasting a generous plot, the property extends its allure with land at the side, offering tantalizing prospects for future expansion (subject to planning permission).

Stepping inside, you're greeted by a residence that exudes pride of ownership, meticulously maintained and adorned with modern touches throughout. The spaciousness of the interior seamlessly transitions to the expansive rear garden, a verdant sanctuary perfect for relaxation and recreation, providing an ideal backdrop for family gatherings and children's play.

Convenience is paramount, with Waltham Cross station merely a mile away, ensuring effortless commuting options. Nature enthusiasts will delight in



- 3 Bedroom End of Terrace Detached House
- Potential to Develop Land at Side (STPP)
- Only 1 mile to Waltham Cross Station
- Ideal for Growing Families
- Modern Kitchen and Bathroom
- Excellent Condition Throughout
- Large Garden
- Close to Lee Valley Nature Reserve
- Quiet Cul du Sac
- Easy Access to M25