



Leven Drive, EN8 8AX  
Waltham Cross





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# Leven Drive, EN8 8AX

Kings Group - Cheshunt are delighted to offer this well presented and spacious FOUR BEDROOM SEMI DETACHED HOUSE LOCATED IN A VERY POPULAR PART OF WALTHAM CROSS.

This family home is an ideal family home due to its fantastic location and positioning the property benefits from being near some of the most sought after schools in the area such as Hurst Drive Primary School (0.5 miles), Four Swans Primary School (1 mile), Lea Valley Academy (1 mile), St Marys Secondary School (1.8 miles) and many more. The property also benefits from having easy accessibility to the A10 and M25 allowing you to travel to London and the surrounding areas very easily. With the property being located in Waltham Cross is its perfectly situated near the Waltham Cross pavilion shopping centre (0.4 miles) making it very close to the local supermarkets and shops. There is also the bonus of being near great public transport links such as Waltham Cross bus depo, Waltham cross Station (1 mile) and Theobalds Grove Station (0.7 miles). Due to all the above information we really do believe this well located and very spacious property is and ideal purchase for any buyer.

The accommodation comprises of a porch entrance, spacious lounge, fully fitted kitchen, dining room, downstairs WC and utility room. on the first floor you will find two large double bedrooms and a larger then average third bedroom along with the family bathroom. To the second floor the loft space has been converted into a beautiful master bedroom with its own En-Suite. The property also comes with a well maintained rear garden which has a shed with power points and is currently used as an office space and a brick built storage shed, front driveway for two cars and has the potential to be extended (STPP). Internal viewings are highly recommended please contact us on 01992 635 735 to avoid missing out on this fantastic property.

£525,000



- FOUR BEDROOM SEMI DETACHED HOUSE
- IMMACULATE CONDITION
- UTILITY ROOM
- EN-SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES

**Lounge 13'6 x 12 (4.11m x 3.66m)**

Double glazed window to front, single radiator, laminate flooring, power points.

**Dining Room 9'9 x 10'3 (2.97m x 3.12m)**

Double glazed window to rear, single radiator, laminate flooring, power points.

**Utility Room 9'9 x 7'6 (2.97m x 2.29m)**

Double glazed doors, tiled floor, space for fridge/freezer, plumbed for washing machine and dryer, power points.

**Downstairs WC 5'11 x 3 (1.80m x 0.91m)**

Low level WC, hand wash basin, tiled floor.

**Kitchen 10'10 x 10'3 (3.30m x 3.12m)**

Double glazed window to rear, tiled floor, range of wall and base units, tiled splash backs, integrated cooker, electric hob, chimney style extractor fan, sink and drainer unit, power points.

**Bedroom One 13'5 x 16'5 (4.09m x 5.00m)**

Double glazed window to rear, 2 x velux windows to front, laminate flooring, single radiator, power points.

**En-Suite 3'9 x 7'2 (1.14m x 2.18m)**

Double glazed opaque window to rear, tiled floor, tiled walls, walk in shower cubicle, low level WC, hand wash basin, heated towel rail.

**Bedroom Two 12'7 x 11'8 (3.84m x 3.56m )**

Double glazed window to front, laminate flooring, single radiator, built in wardrobe, power points.

**Bedroom Three 13'9 x 11'2 (4.19m x 3.40m)**

Double glazed window to rear, laminate flooring, single radiator, built in wardrobe, power points.

- FREEHOLD
- SEPERATE LOUNGE AND DINING ROOM
- LARGE BEDROOMS
- CLOSE TO POPULAR SCHOOLS
- NEAR WALTHAM CROSS AND THEOBALDS STATION

**Bedroom Four 8'3 x 10 (2.51m x 3.05m)**

Double glazed window to front, laminate flooring, single radiator, power points.

**Bathroom 6'5 x 8'7 (1.96m x 2.62m)**

Double glazed opaque window to side and rear, tiled floor, tiled walls, panel enclosed bath with shower attached, low level WC, hand wash basin, heated towel rail.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

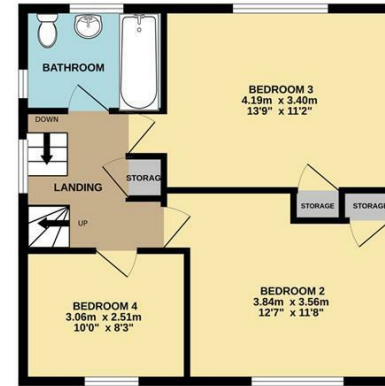
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



GROUND FLOOR



1ST FLOOR



2ND 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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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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