



Ousden Drive, EN8 9RL
Waltham Cross

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Ousden Drive, EN8 9RL

Kings Group - Cheshunt are pleased to offer this THREE BEDROOM SEMI-DETACHED HOUSE which is located IN THE POPULAR CHESHUNT AREA. The accommodation offers a spacious lounge, downstairs bathroom, dining room, fully fitted kitchen, THREE GOOD SIZED BEDROOMS, 28FT rear garden, garage and OFF STREET PARKING FOR 4-5 VEHICLES. The property also benefits from being CLOSE TO LOCAL SHOPS AND AMENITIES, EASY ACCESS TO THE A10/M25, EASY ACCESS TO BUS ROUTES and is within a mile of Cheshunt Station. An Internal viewing is recommended, call us today to book an appointment.

Kings Group are delighted to present this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, LOCATED JUST A STONES THROW FROM CHESHUNT TRAIN STATION !

Welcome to this extended three-bedroom semi-detached home. As you approach the property, you're greeted by a generously sized driveway that comfortably accommodates multiple vehicles, along with a spacious garage offering additional storage or workshop potential.

Stepping through the front door, you're welcomed into a warm and inviting entrance hallway. To the front of the house, the bright and cozy lounge offers the perfect space to relax, with a large window that lets in plenty of natural light. Moving towards the rear, the heart of the home is the stunning extended kitchen and dining area — a spacious, open-plan setting ideal for family meals and entertaining. The kitchen boasts ample counter space and storage, seamlessly connecting to the dining area which overlooks the rear garden. Also on the ground floor is a convenient and stylishly fitted bathroom, ideal for guests and day-to-day use.

£450,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **DRIVEWAY AND GARAGE**
- **IDEAL FAMILY HOME**
- **THREE SPACIOUS BEDROOMS**
- **WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES**

Location

Located near town centre and in a quiet cul-de-sac this family home is surrounded by everything a home owner needs in a new home, with the added bonus of being in a peaceful secluded road. The property benefits from having local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business all just a short walk away, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital and Lea Valley Park.

Travel Links

Ousden Drive also offers fantastic commute links, with Cheshunt Station being under a 10 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 20 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 home for families local schools may be an important criteria in your search which in addition the above that Ousden Drive offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy, with many more within a

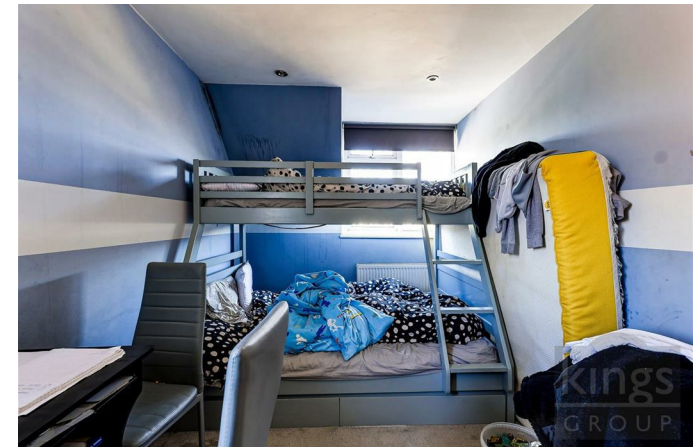
- **FREEHOLD**
- **PARKING FOR 4-5 CARS**
- **EXTENDED**
- **0.4 MILES FROM CHESHUNT STATION**
- **CLOSE TO POPULAR SCHOOLS**

mile radius offering a huge choice of schools to choose from.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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







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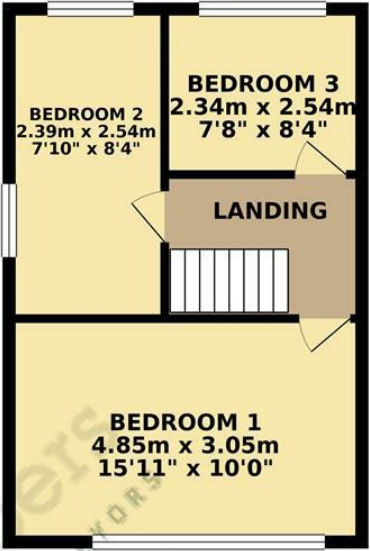
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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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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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