



Leven Drive , Waltham Cross, EN8 8AN

Nestled on the desirable Leven Drive in Waltham Cross, this charming property presents an excellent opportunity for first-time buyers or those seeking a comfortable home. Spanning an inviting 753 square feet, the residence boasts two spacious double bedrooms, perfect for relaxation and rest.

Upon entering, you are greeted by a well-appointed reception room that features modern decor and laminate flooring, creating a warm and welcoming atmosphere. The separate kitchen is functional and offers ample space for culinary pursuits, making it a delightful area for cooking and entertaining.

The property includes a conveniently located upstairs bathroom, ensuring privacy and ease of access for all residents. With gas central heating throughout, you can enjoy a cosy environment during the colder months.

One of the standout features of this home is its potential for a rear extension, subject to planning permission. This offers the opportunity to further enhance the living space to suit your needs and lifestyle.

Price Guide £400,000

Leven Drive

, Waltham Cross, EN8 8AN

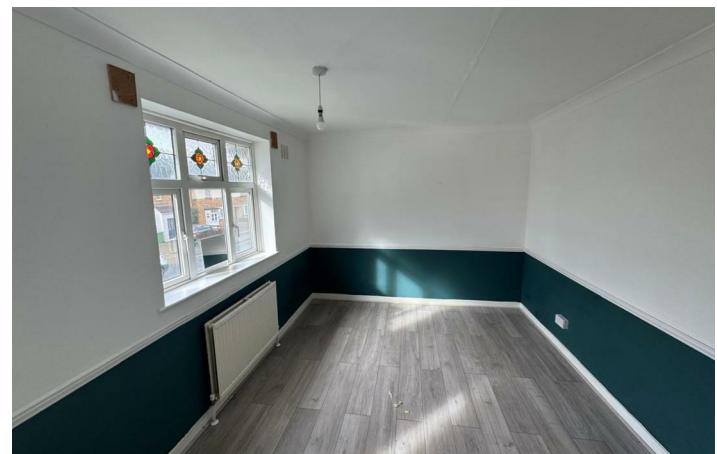
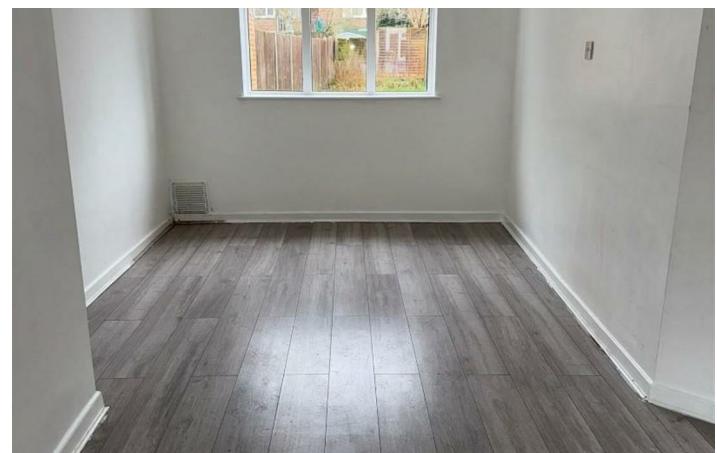
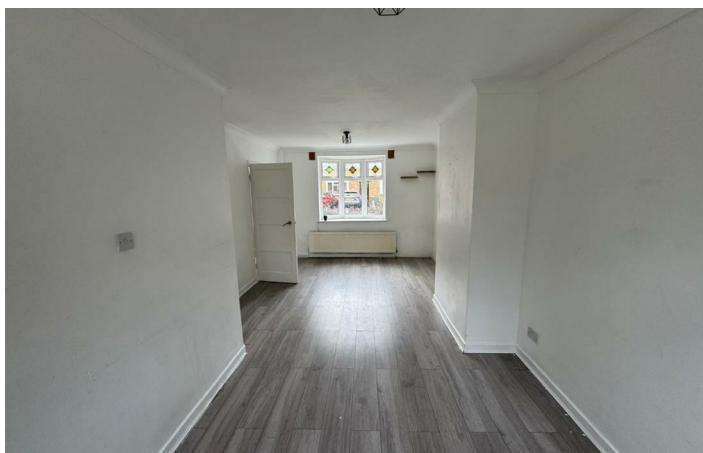


1

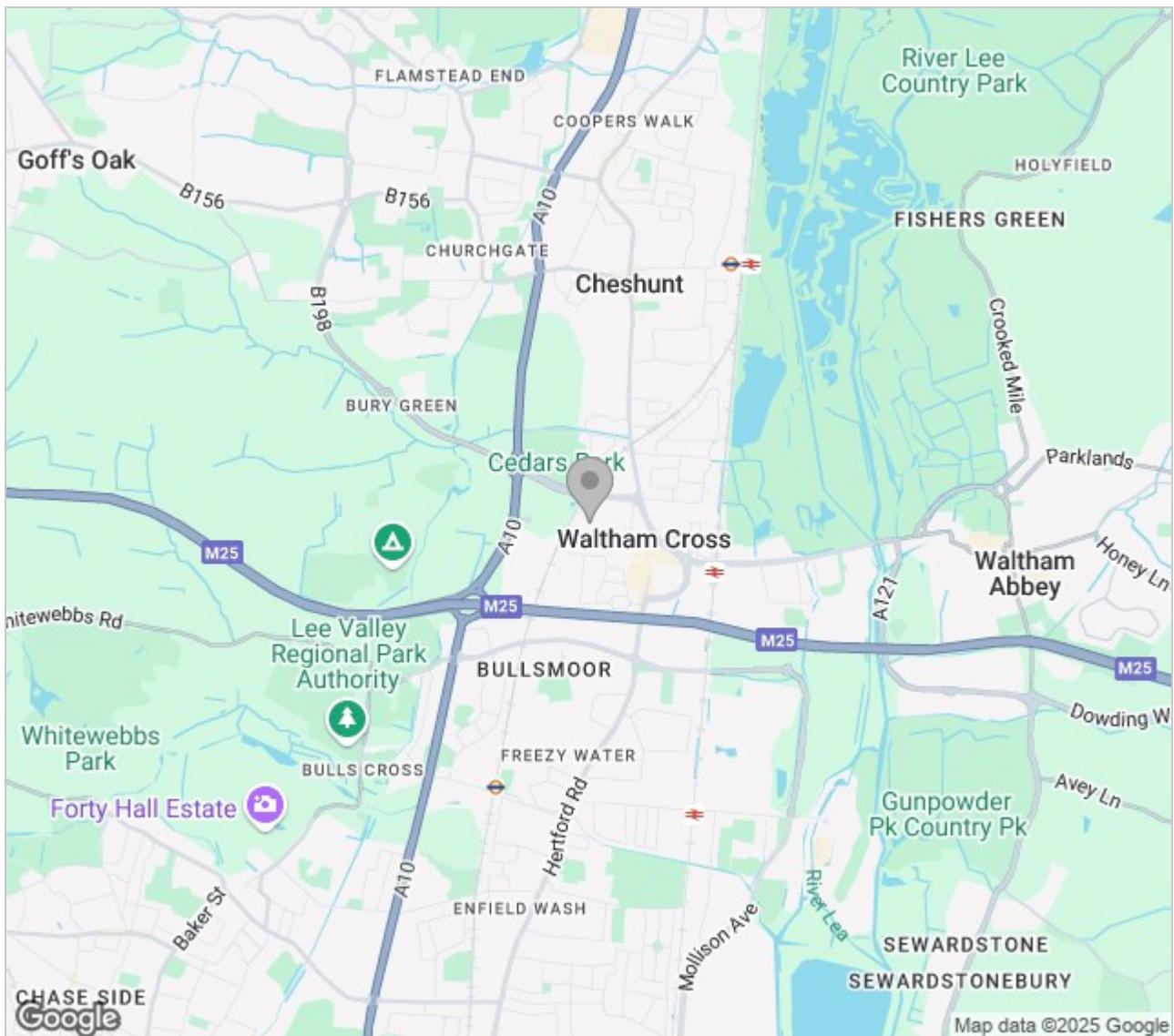


D

Directions



Area Map



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A		85	(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D	58		(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		EU Directive 2002/91/EC		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



5 Turnpike Parade Green Lanes, London, N15 3EA
Tel: 0208 888 3556 **Email:** info@easypropertieslondon.co.uk
www.easypropertieslondon.co.uk