

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

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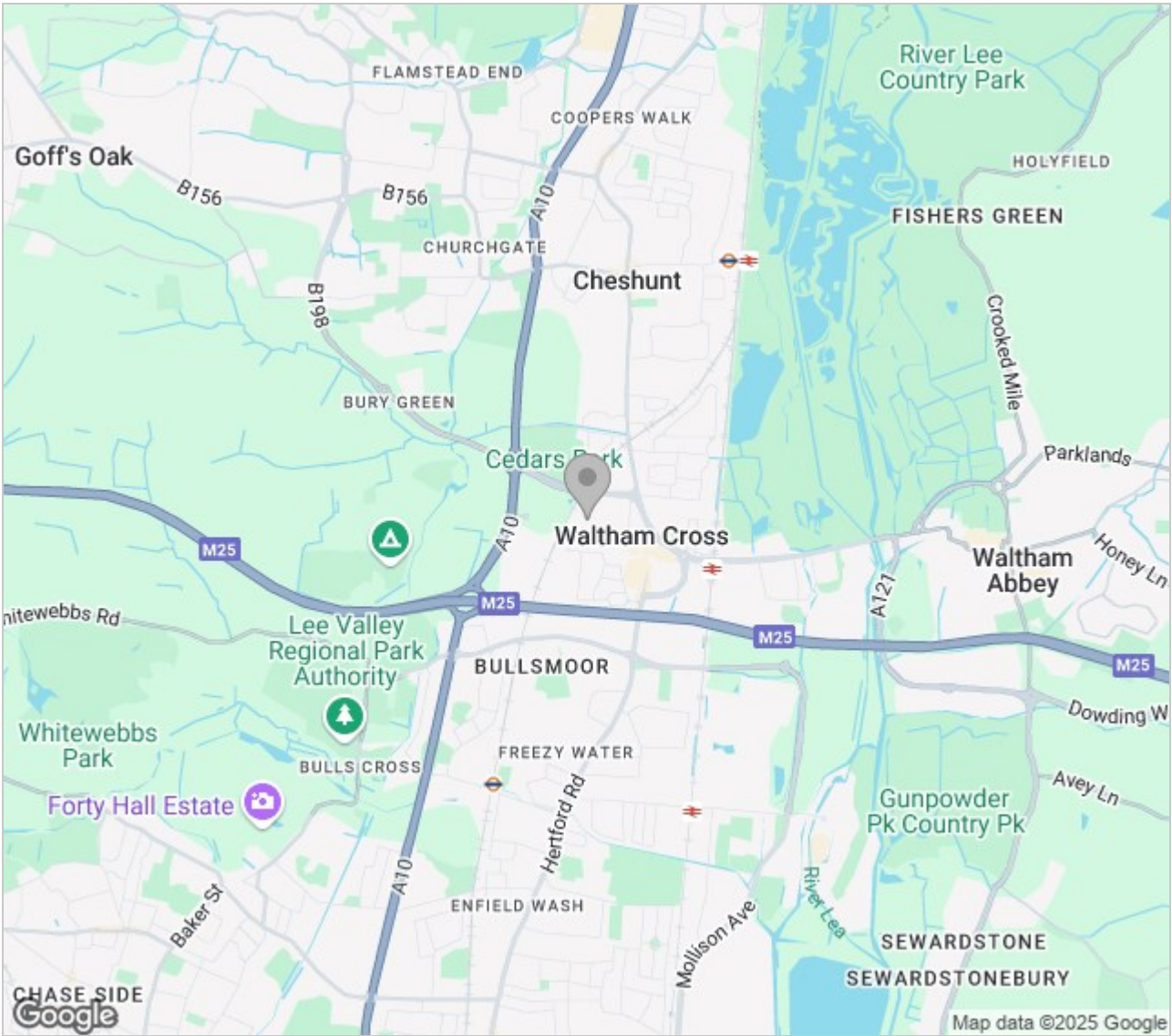
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Directions



Area Map



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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