



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



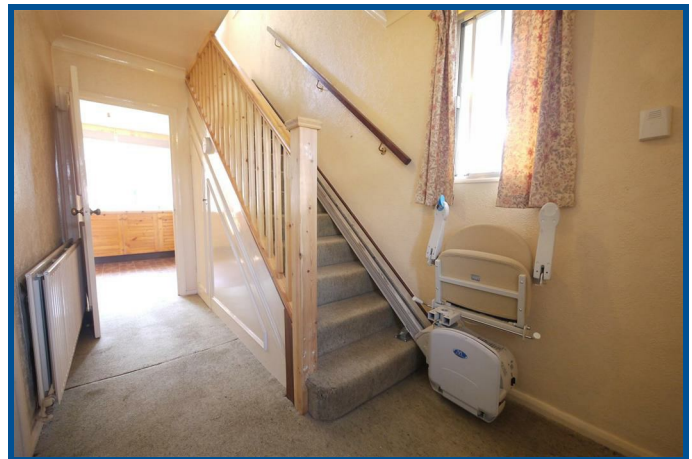
## LEVEN DRIVE WALTHAM CROSS

Offered Chain Free is this deceptively spacious three bedroom semi detached house in need of modernisation. Features include two reception rooms, Ground floor WC, Conservatory & driveway parking. Situation on a corner position close to local amenities & British Rail.

- Chain Free
- Lounge & Separate Dining Room
- Conservatory
- Upstairs Bathroom
- Double Glazing & Gas Heating
- Kitchen
- Ground Floor WC
- 30' Rear Garden
- Boarded Loft Room
- Three Bedrooms

**£299,995 FREEHOLD**

**VIEWING RECOMMENDED!**



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### Entrance

UPVC double glazed entrance door to:-

### Hallway

Stairs to first floor with storage cupboard under housing electric meter. Double glazed window to side. Double radiator. Doors to:-



### Lounge

13'8 x 12'

Double glazed window to front. Double radiator. Gas fire (not connected). Coving to ceiling. Wall lights.



### Kitchen

10'3 x 10'1

Double glazed to rear. Tiled floor. Storage cupboard housing gas meter. Wall and base fitted units with tiled work surfaces over. Plumbing for dishwasher. Integrated oven (untested). Gas hob (untested). Stainless steel double bowl sink with mixer tap and drainer. Extractor fan. Spaces for fridge and freezer. Door to lobby. Door to:-



### Dining Room

11'3 x 9'10

Double radiator. Coving to ceiling. Wall lights. French doors with side window to:-



### Conservatory

Ceramic tiled floor. Ceiling fan. Opening sky lights. Wall mounted heater (untested). Door to walk in storage cupboard with power, lighting and space for freezer.



### Lobby

Double glazed door to garden. Large walk in storage cupboard with plumbing and space for washing machine (and tumble drier above). Door to:-

### Ground Floor WC

High level WC. Opaque double glazed window to side. Part tiled walls.



### Landing

Double glazed window to side. Coving to ceiling. Airing cupboard housing immersion cylinder. Double radiator. Door opening to steps to loft room. Doors to:-

### Bedroom 1

12' x 10'2 plus door recess  
Double glazed window to front. Radiator. Coving to ceiling. Fitted wardrobes and dresser.



### Bedroom 2

11'4 x 10'4 plus door recess  
Double glazed window to rear. Fitted wardrobes. Coving to ceiling.



### Bedroom 3

10' x 7'4

Double glazed window to front. Radiator. Cupboard housing gas boiler.



### Bathroom

Dual aspect double glazed windows to rear and side. Extractor fan. Double radiator. Suite comprising:- Low flush WC, Panel bath with mixer tap and shower attachment, tiled shower cubicle and semi counted was hand basin with cupboard under.



### Boarded Loft

20'9 x 9'1

Velux window. Power and Lighting. Built in storage cupboard in eaves. Cupboard housing water tank.



### Exterior

#### Rear Garden

30'

East facing. Patio area. Laid lawn. Shrub and flower borders. Timber shed. Side access. Water tap.



### Front

Driveway parking for up to three cars.