

Offers in excess of £425,000

12 Leven Drive, Waltham Cross, EN8



Roberto & Co are delighted to present this well-maintained three-bedroom terraced home on the ever-popular Leven Drive, ideally positioned within easy reach of Waltham Cross town centre, excellent transport links and a wealth of local amenities. Offering generous internal space and a substantial rear garden, this property also holds exciting potential to extend (STPP), making it an ideal opportunity for first-time buyers, families, or investors.

The ground floor comprises a bright and spacious front-facing reception room, perfect for relaxing or entertaining. At the rear, the fitted kitchen is equipped with integrated appliances and a tiled floor, with direct access to the garden. The kitchen opens into a second reception/dining room, creating a practical family space that's ideal for mealtimes or entertaining. This dining room also connects back into the front reception room, creating a natural circular flow throughout the ground floor, enhancing both function and comfort.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles and a generous single. A fully tiled three-piece family bathroom completes the first floor. The layout is practical, balanced, and ready for a new owner to add their own style.

Externally, the home features a fully paved front garden and a large, private 70-foot rear garden with side access. The garden includes a spacious patio with a brick-built shed, leading onto a lawn with a further shed at the rear. There is excellent scope for a rear extension and loft conversion (subject to planning permission), offering great potential to grow with the home over time.

Leven Drive is just a short walk from both Waltham Cross Station and Theobalds Grove Station, providing direct services to London Liverpool Street, Tottenham Hale, and Stratford. For drivers, Junction 25 of the M25 is only minutes away, offering excellent access to London and beyond.

Offers to be emailed to: roberto@robertoandco.com

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