



## 9 Ruthven Avenue, Waltham Cross

Waltham Cross

Guide Price **£500,000**



## 9 Ruthven Avenue

Waltham Cross

Ensum Brown offer this superb extended 1930's built terraced family house positioned in a popular residential road close to Waltham Cross town centre. Features include 2 reception rooms, re-fitted kitchen, 3 bedrooms, re-fitted bathroom/WC, generous rear garden & driveway parking for 2 vehicles.

Council tax band: D

Tenure: Freehold



## PROPERTY INSIGHT

Ensum Brown are delighted to offer this excellent 1930's built mid-terraced family house which has been extended to the ground floor to create spacious living accommodation. The property has been superbly maintained and upgraded by the present vendors with the ground floor accommodation briefly comprising of an entrance hall, generous living room, separate dining room/utility area and fitted kitchen. Moving upstairs there is a good-size first floor landing which gives access to the three bedrooms and the family bathroom.

Externally, the property benefits from a driveway to the front providing off street parking for two vehicles and there's a delightful established larger-than-average rear garden with an abundance of mature plant, shrub and hedge borders.

This home is situated in a peaceful and desirable residential road within walking distance of Waltham Cross town centre plus Waltham Cross & Theobalds Grove train stations which provide a fast and frequent service into London Liverpool Street. In addition to this, it's in the catchment for access to excellent schooling in the area including the well-regarded Four Swannes Primary & Hurst Drive Primary Schools.

Approaching this home you'll notice that it sits peacefully in this quiet residential road, there's a crazy-paved driveway to the front along with tunnel-linked side access shared with the next door neighbour. Stepping into the entrance porch with tiled flooring, this is a useful space for hat, coat and shoe storage.

A part-glazed front door opens into the entrance hall which is a bright and welcoming space, featuring engineered wood flooring, radiator and decorative cover, stairs rising to the first floor accommodation and two under-stairs storage cupboards. Doors lead off to the fitted kitchen and the living room.

The kitchen has been re-fitted with a comprehensive range of cream wall and base units complemented by granite worktops and a stainless steel sink with chrome mixer tap. There's a built-in oven and 4-ring hob with extractor over plus space for a freestanding fridge/freezer. Featuring ample worktop space and tiled flooring, the kitchen leads through to the extended dining room/utility area.





Going back into the entrance hall you will access the generously sized double reception room which is being used as the living room, featuring a double glazed bay window to the front aspect, two fireplaces with decorative surround and accompanying hearth. Other benefits include engineered wood flooring and a radiator with double doors opening into the extended dining room/utility area.

Completing the ground floor is the extended dining room/utility area which is a lovely space with two double glazed windows facing the rear aspect and patio doors opening out to the rear garden. This room is perfect for get-togethers with friends and family during special occasions and it provides a pleasant view of the rear garden. The room features laminate wood effect flooring, spotlights and the utility area offers a range of cream wall and base units complemented by laminate worktops along with space for an additional freestanding fridge/freezer plus a washing machine and tumble dryer.

Going up to the first floor you're greeted by a bright and spacious landing with laminate wood effect flooring, loft hatch providing access to the partly-boarded loft space ideal for storage but with potential to convert into an additional bedroom (STPP). Doors lead off to the three bedrooms plus the re-fitted bathroom/WC.

The principal bedroom is positioned at the front of the property, it's a good-size double bedroom with a lovely double glazed bay window to the front aspect allowing the natural light to stream in. Offering fitted carpet and space for freestanding wardrobes plus bedroom furniture. Moving into the second bedroom, this is another good-size double bedroom with fitted carpet, radiator, fitted mirror-fronted double wardrobe and a built-in cupboard housing the gas central heating boiler. The third bedroom is ideal for use as a study or nursery, featuring a double glazed window to the front aspect, fitted carpet and radiator.



Completing the first floor of this home is the well-appointed re-fitted family bathroom which comprises of a three piece suite to include a wash hand basin with chrome mixer tap plus storage cupboards under, a bath with chrome mixer tap and a separate shower cubicle with chrome wall-mounted shower. Complementary features include tiled flooring and partly-tiled walls, a chrome heated towel rail and an obscured double glazed window to the rear aspect. The WC is currently separate to the main bathroom and it's fitted with a low level push flush WC with complementary features including a radiator, tiled flooring, partly-tiled walls and an obscured double glazed window to the rear aspect.

Outside, the property boasts a larger-than-average rear garden commencing with a paved patio area with step leading down to a large area laid to lawn with a mature range of plant, shrub and hedge borders. A paved path leads down to the foot of the garden complete with a timber shed and greenhouse. A gate provides shared side access leading out to the front of the property where you'll find a driveway providing off street parking for two vehicles.

This excellent home is definitely one not to be missed, please contact Ensum Brown to arrange your accompanied viewing appointment - you won't be disappointed!

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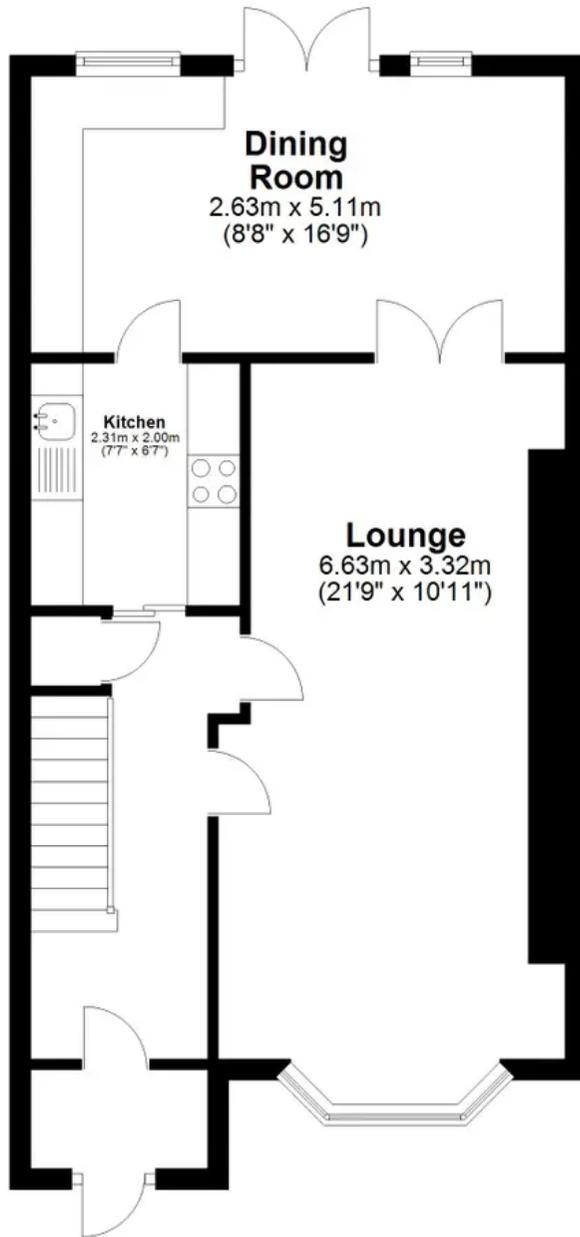
- Extended 1930's Built Terraced House
- Beautifully Presented Throughout
- Popular Residential Location
- Two Generous Reception Rooms
- Excellent Re-Fitted Kitchen
- Three Good-Size Bedrooms
- Re-Fitted Bathroom & Separate WC
- Driveway Parking For Two Vehicles
- Generous & Established Rear Garden
- Chain Free Option Available





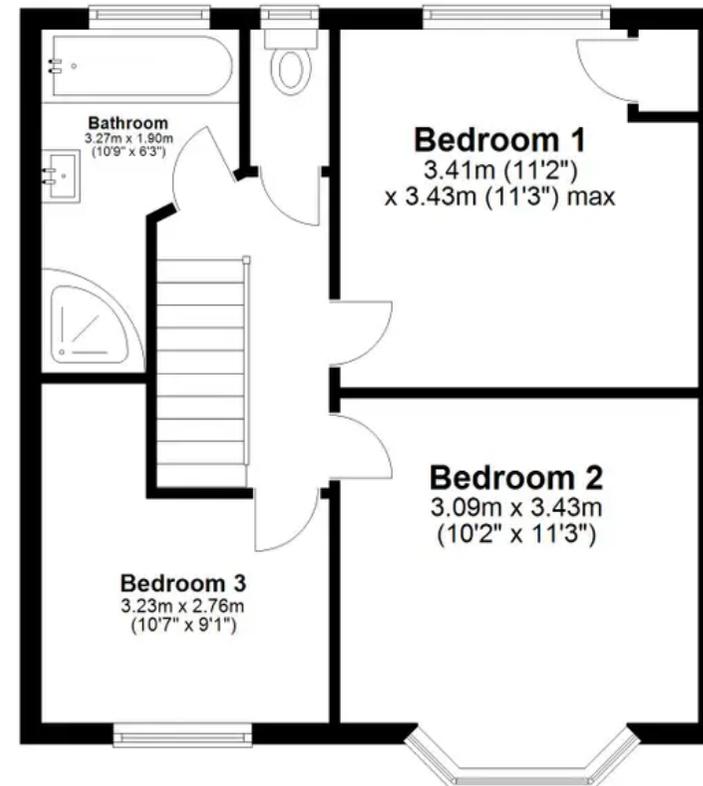
## Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



## Ensum Brown

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