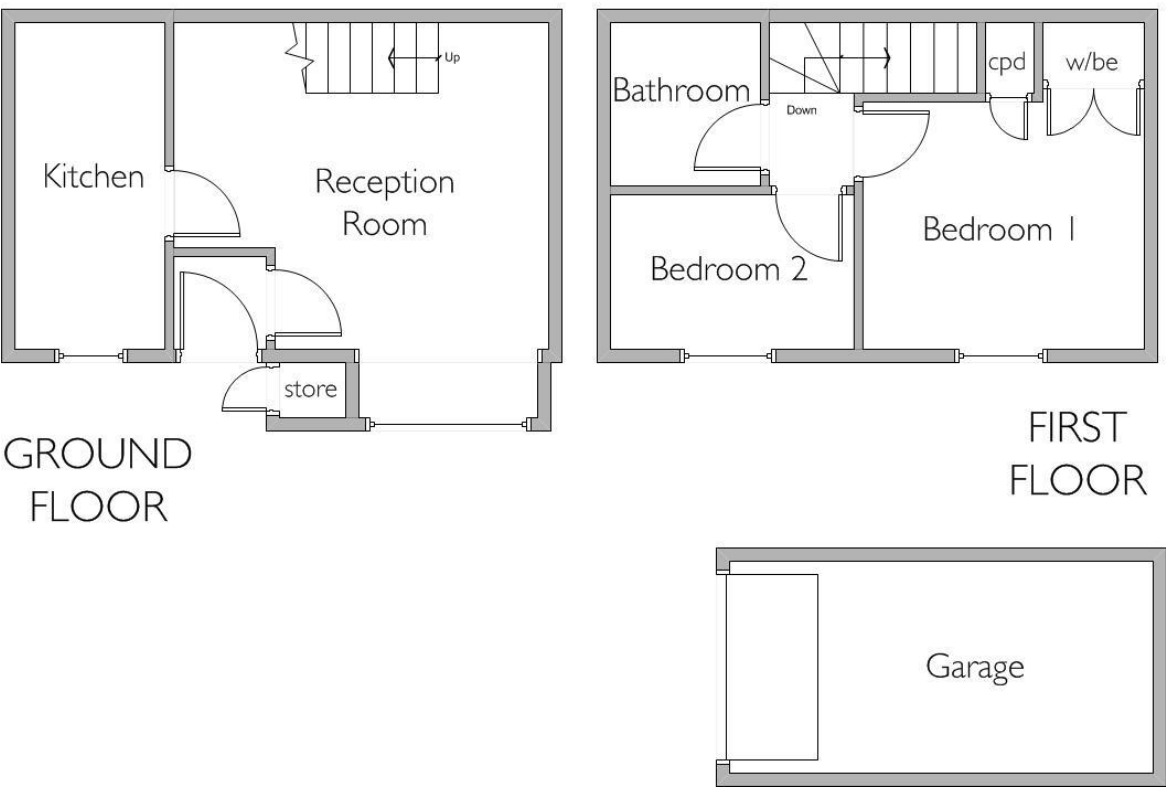


Gross Internal Floor Area: Approximately 510 sq.ft. / 47 sq.m.

Floorplan drawn by Stevenette & Company



FREE MARKET APPRAISAL

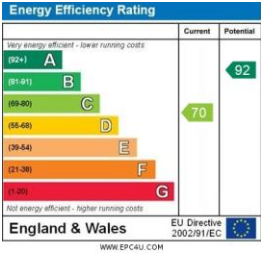
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Sedley House, 136 Church Hill, Loughton, Essex, IG10 1LJ
Tel: 020 3657 6576
Email: enquiries@stevenette.com

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 @StevenetteandCo

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



7 Eagle Close
Waltham Abbey, EN9 3NA
Offers in excess of £300,000



- Fully-Fitted Kitchen
- Gas Central Heating
- uPVC Double Glazing
- Tidy Presentation
- Modern Bathroom
- Garage & Allocated Parking Space

Offered with NO ONWARD CHAIN and standing in a cul-de-sac position within this popular residential location, this terraced ‘quarter’ house offers low-maintenance living with a GARAGE and further parking space. The house is ideally placed for access to the motorway network as well as more local amenities. The property is Freehold and has the benefit of communal garden areas.

GROUND FLOOR

ENTRANCE LOBBY

RECEPTION ROOM

14' 11" max x 14' 0" (4.55m x 4.27m)
Measured into bay window.

KITCHEN

12' 4" x 5' 7" (3.76m x 1.7m)

FIRST FLOOR

LANDING

BEDROOM 1

12' 4" x 10' 8" (3.76m x 3.25m)
Measured into a built-in double wardrobe.

BEDROOM 2

9' 1" x 5' 10" (2.77m x 1.78m)

BATHROOM & WC

6' 2" x 5' 9" (1.88m x 1.75m)

EXTERIOR

The houses stand in communal gardens in which there are clothes drying lines.

Adjacent to the house is the GARAGE and further allocated parking bay (no. 67).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

TENURE & SERVICE CHARGES

We understand the property to be FREEHOLD. A monthly service charge is understood to be in the region of £54 in respect of maintenance of the communal garden areas etc.

The property is understood to be occupied by a tenant until 1 May 2025. Vacant possession upon completion thereafter.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the priority admissions area for The Leverton Primary School and King Harold Academy.

BROADBAND

The house stands in a location where it is understood Fibre Optic Broadband is available.



Viewing is available strictly by appointment
with Stevenette and Company LLP
020 3657 6576

