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PROPERTY

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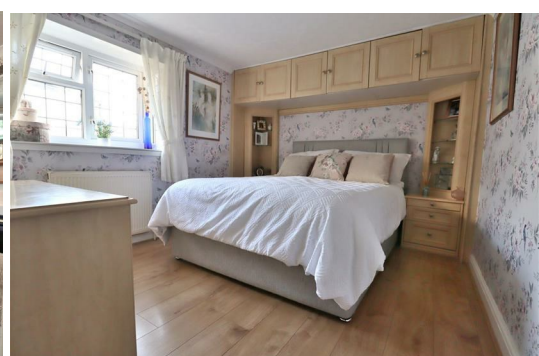
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**Maple Way Breach Barns Lane, Waltham Abbey  
EN9 2AX**

**Price Guide £125,000**

Absolute Property are pleased to offer this TWO bedroom PARK HOME for the over 55's situated in Waltham Abbey and within easy access to M25 and bus service into town. The property benefits from a lounge/diner, modern kitchen, double glazing, gas central heating, allocated parking and a secluded rear garden. Viewing is highly recommended.



# Maple Way Breach Barns Lane, Waltham Abbey EN9 2AX

## Entrance

Entry via front door leading through to hallway.

## Hallway

Wood laminate flooring. Coving to ceiling. Three uPVC double glazed windows to the side aspect. uPVC double glazed sliding door opening to rear garden. Open plan door to lounge/diner. Doors to kitchen and bedroom two.

## Lounge/Diner

18'9 x 11'11 (5.72m x 3.63m)

Continuation of wood laminate flooring. One radiator. Electric fireplace. TV socket. Coving to ceiling. Two uPVC double glazed bay windows to the front aspect. Door to second hallway.

## Second Hallway

Doors to bedroom 1, kitchen and family bathroom.

## Kitchen

9'3 x 9'1 (2.82m x 2.77m)

A modern kitchen comprising of a range of eye and base level cabinets with work top over, inset with a porcelain sink unit with mixer taps over and drainer to side. Space and plumbing for free standing washing machine. cooker point. Space for upright fridge/freezer. Breakfast bar. Ceiling spot lights.

## Family Bathroom

Comprising of a three piece suite with a low level WC. Pedestal wash hand basin. Bath with shower attachment. Built-in shelving. Heated towel rail. uPVC double glazed window with obscure glass to the size aspect.

## Bedroom 1

10'9 x 9'4 (3.28m x 2.84m)

Continuation of wood laminate flooring. Built-in wardrobe, beside cabinets and overhead cupboard. Ceiling coving. uPVC double glazed window to the side aspect.

## Bedroom 2

10'2 x 7'1 (to wardrobes) (3.10m x 2.16m (to wardrobes))

One radiator. TV socket. uPVC double glazed window to the rear aspect overlooking the garden.

## Front Aspect

Mainly laid to lawn with a paved pathway leading to the front door. Gated side access leading to the rear garden.

## Rear Garden

Block paved patio with various shrubs and flowers to beds and borders. Storage shed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

For energy efficiency - higher ratings are better.  
 For environmental impact - lower ratings are better.