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Birchwood, Waltham Abbey, EN9 1TT |
£349,995 | Freehold

Birchwood, Waltham Abbey, EN9 1TT

This chain free, well-presented four bedroom house offers comfortable and spacious living, with a total area of 1300 ft². The property boasts a south facing garden, entrance hall, ground floor cloakroom, attractive kitchen / diner, conservatory, and potential for a utility room or office. The lounge and spacious bedrooms provide ample living space, while the family bathroom ensures convenience. The property also benefits from communal off street parking. Located on the Roundhills development in a pedestrianised walkway, this property is within walking distance of local shopping facilities, schools for all ages, and Larsens Park recreational area. Junction 26 of the M25 motorway is easily accessible, and Waltham Cross mainline BR station, as well as Epping and Loughton underground stations, provide direct access to central London.

Key features

- Chain free, 1300 ft² four bedroom house
- Potential for utility room or office
- Communal off street parking
- Within walking distance of schools and park
- South facing low maintenance garden
- Spacious bedrooms
- Close to town centre and local amenities
- Easy access to M25 motorway and public transport links



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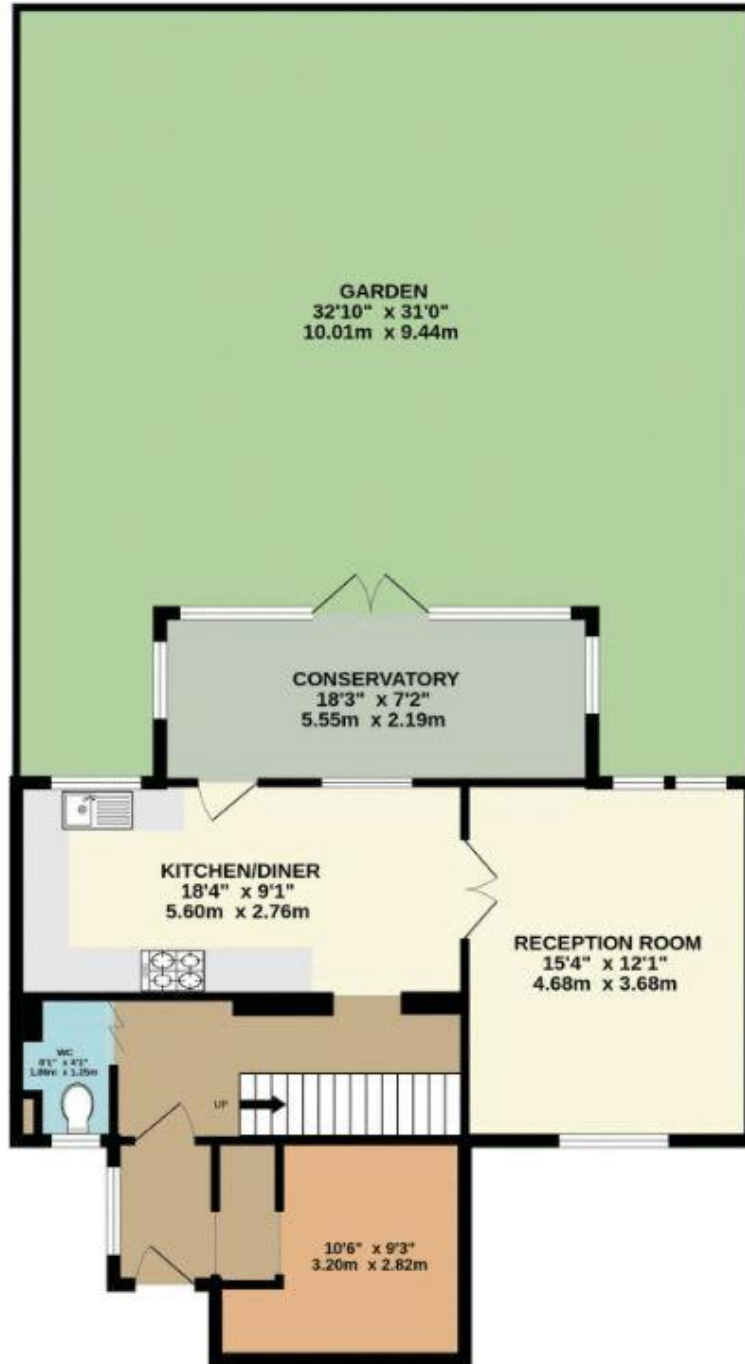
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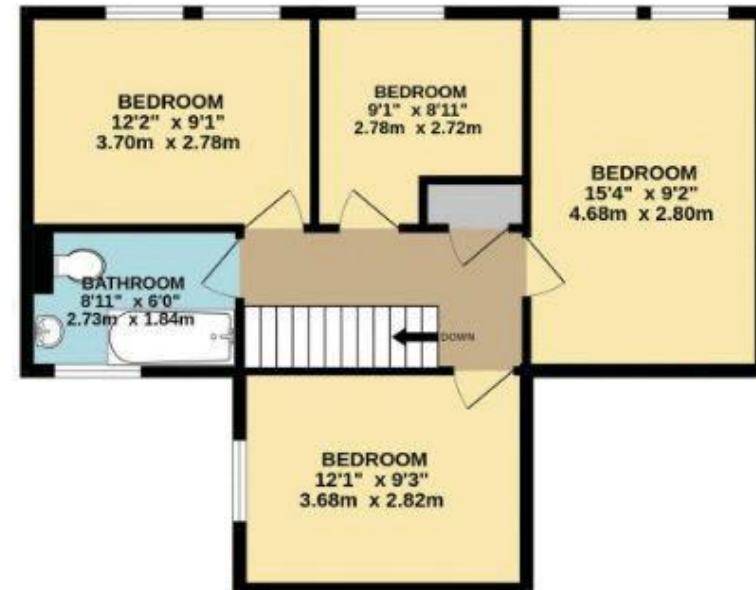
GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.

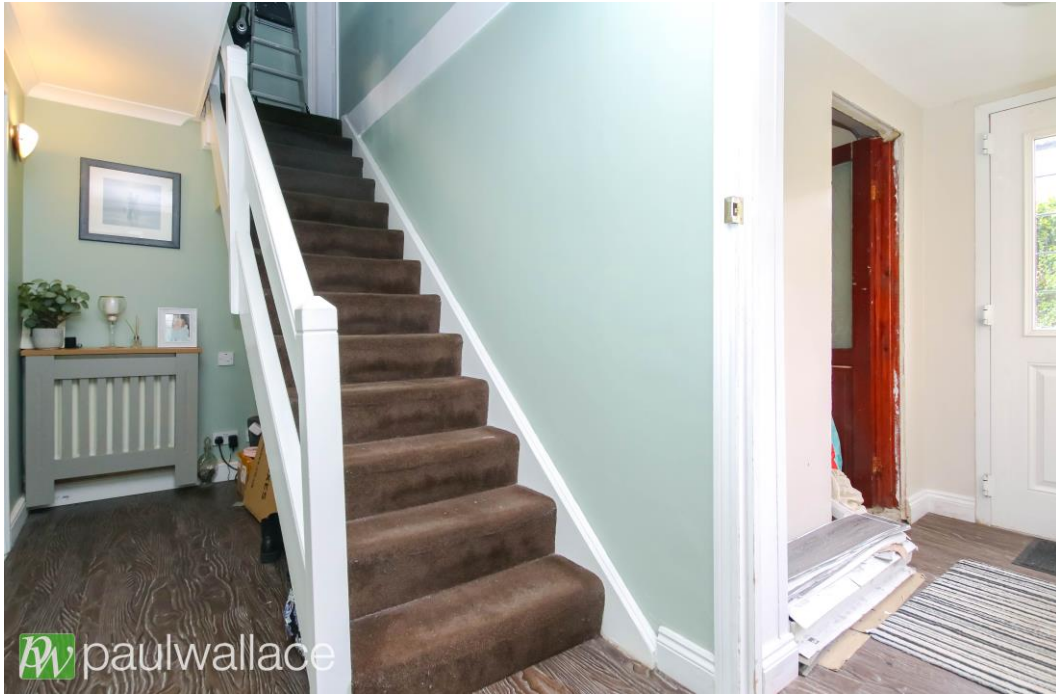


TOTAL FLOOR AREA : 1294 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.







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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
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Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.