



Honey Lane, Waltham Abbey, EN9 3BG

£565,000

 Coultons



## PROPERTY SUMMARY

Situated on the sort after road of Honey Lane in Waltham Abbey is this three bedroom 1930's semi detached house. The property benefits from an open plan through lounge, fitted kitchen, a modern fitted first floor bathroom, double glazing, gas central heating, a garden which extends to approximately 120ft, garage and off street parking for several cars. Subject to planning consent, the property has the potential to be extended to the rear, the side above the garage and to have a loft conversion added.

Honey Lane offers convenience for the commuter providing easy access to the M25 intersection and M11, with bus routes to the neighbouring towns of Epping and Loughton for the Central Line station into London or the BR line at Waltham Cross into Liverpool Street or onwards towards Stansted Airport.

There are several good primary and secondary schools within walking distance and in our opinion this property would make an ideal family home and viewing is highly recommended.

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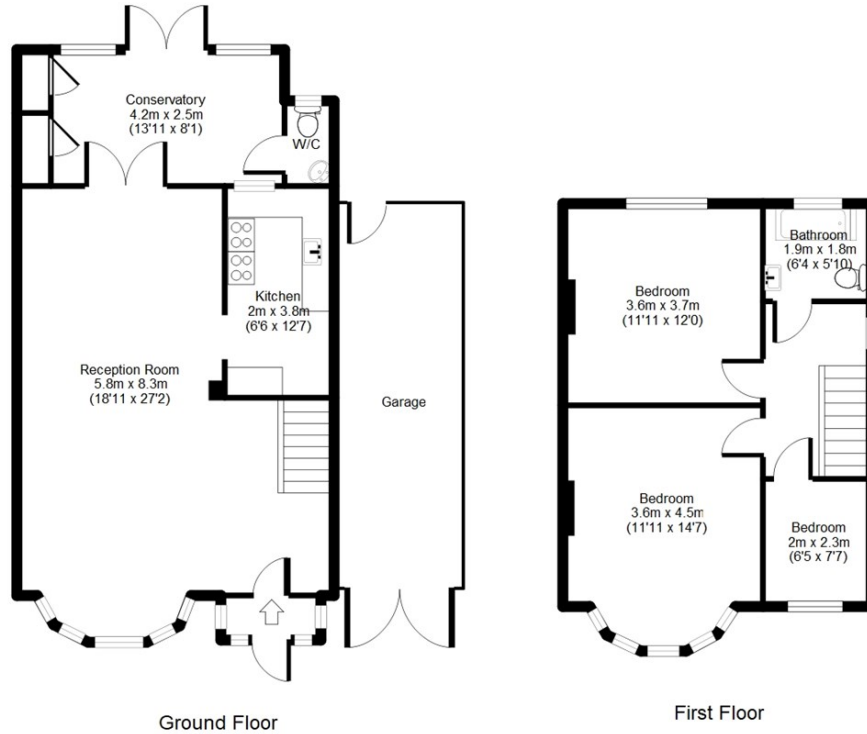






# Honey Lane, Waltham Abbey, EN9

APPROX GROSS INTERNAL FLOOR AREA: 1103 sq. ft / 103 sq. m



For identification purposes only  
Measurements are approx and not to scale

**LOCAL AUTHORITY**  
Epping Forest District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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 and potential buyers/tenants are advised to recheck the measurements



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