



**CHURCHILL**  
estates





Kestrel Road,  
Waltham Abbey

Price Guide £600,000

Tenure : Freehold

Floor Area : 1151.00 sq ft

Local Authority : Epping Forest

Council Tax Band : F

Bedrooms : 4

Receptions : 1

Bathrooms : 2



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







£600,000 - £625,000

Located in the popular Abbeyfields development and situated in this quite cul-de-sac, Kestrel Road. This imposing four bedroom detached home has been lovingly maintained by the current owners, offering the perfect place to call home. You are conveniently located, with easy access of junction 26 of the M25 which offers connections to both the M11/A10 and a short drive into Waltham Abbey's town centre where you will find all the amenities you need.

The internal accommodation which spans across 1151sqft, offers ample space throughout and includes a bright and spacious reception which leads into a seprate dining area, features Karndean flooring throughout and double doors out to the well maintained rear garden. The modern fitted kitchen is generous in size, offers plenty of storage and worktop space. From here you have access to a convenient utility room, downstairs WC and integral garage. The first floor comprises of four bedrooms with the master bedroom boasting an en-suite shower room and a family bathroom.

Further benefits include off street parking for two cars and is being offered with no onward chain.



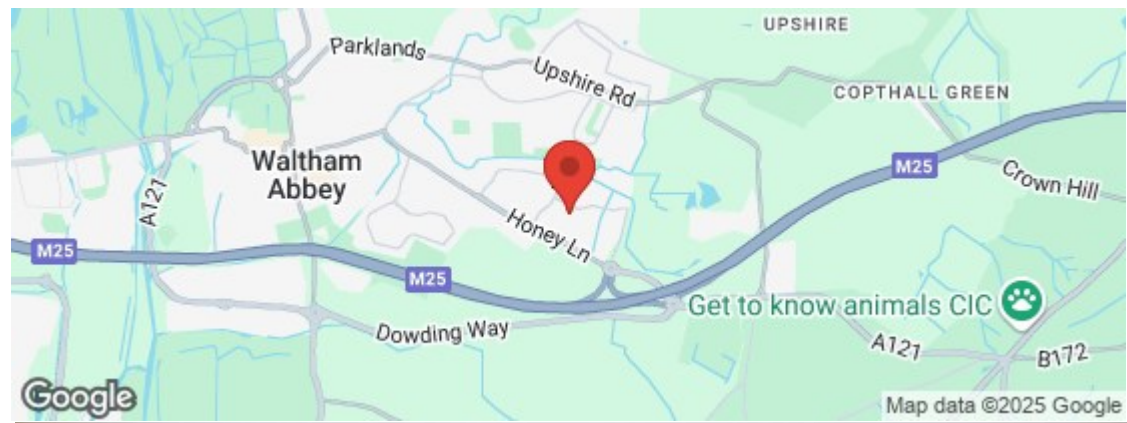








- Deatched Family Home
- Off Street Parking
- Modern Fitted Kitchen
- Utility Room
- Downstairs WC
- Four Bedrooms
- Spacious Reception Room
- Chain Free
- En Suite to Master Bedroom
- Integral Garage

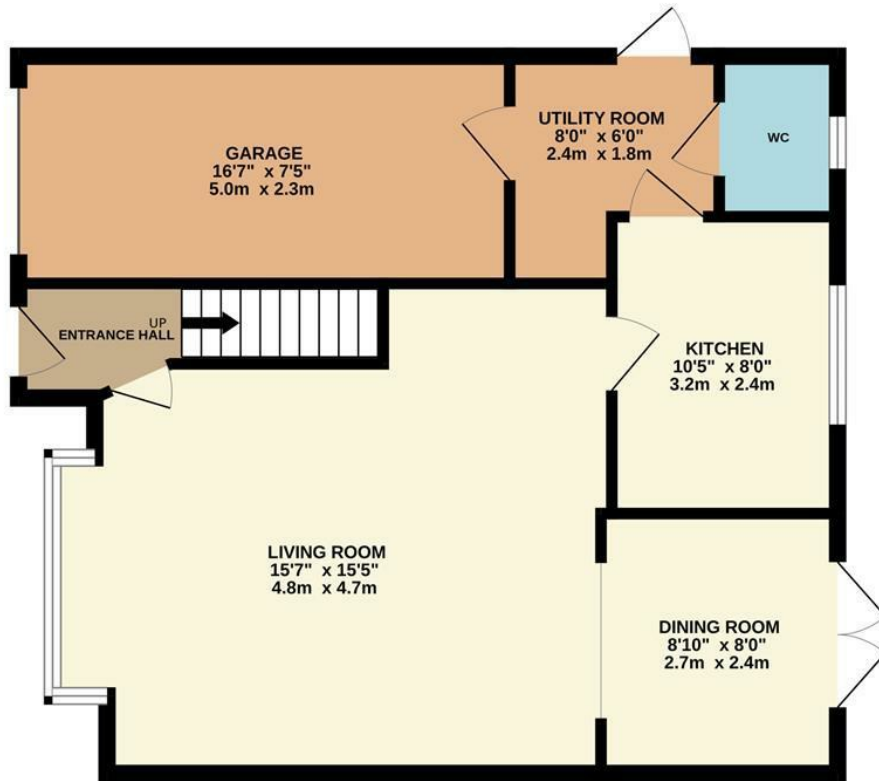




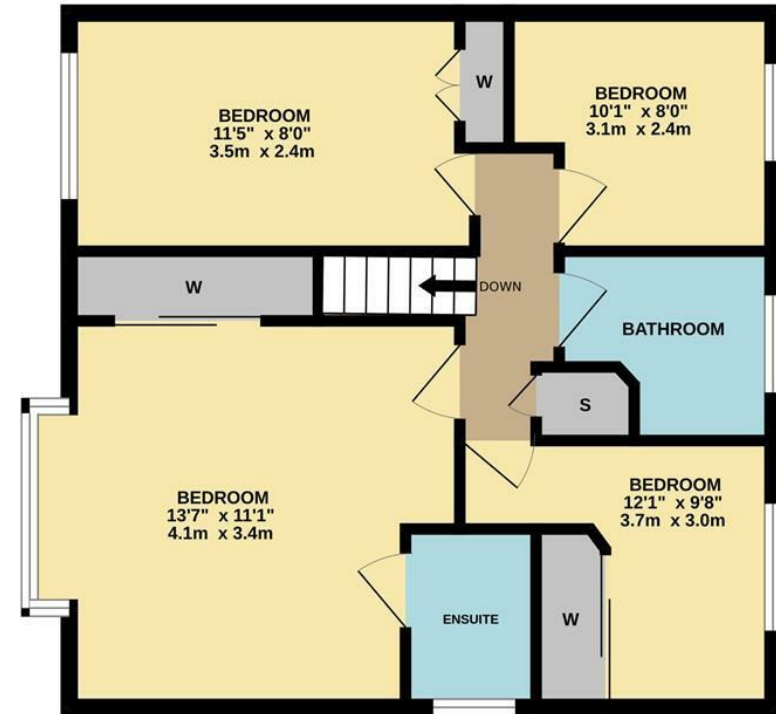




GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1151sq.ft. (106.9 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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