



Halley Road, Waltham Abbey, EN9

BUTLER & STAG



**Guide Price £1,300,000 -  
£1,350,000**

**An imposing five bedroom detached home, enviably positioned opposite the Gun Power Park with uninterrupted views on the desirable Meridian Park development.**



## Freehold

- Detached Family Home
- Six Bedrooms/Three Bathrooms
- Stunning Throughout
- Utility Room
- Spacious Kitchen/Dining Area
- Garage/Games Room

The property was built in the early 2000's by Barratt Homes, this being one of the biggest at almost 3280 sq ft.

This impressive home has a wonderful setting, north facing to the rear and fronting open parkland and an estuary of the River Lea.

The ground floor features extensive living/entertaining space comprising an inviting entrance hall, formal reception room with feature fire place, a dining room, study, guest cloakroom and a stunning kitchen/breakfast room. This room forms the main living hub of the house featuring a range of eye and base level units, granite work tops, an island with a sink and ceramic hob and breakfast bar seating, a range of high specification integrated appliances and doors out to the rear garden, also a garage which has been cleverly converted into a games room.

On the first floor are five bedrooms including the generous master bedroom with an en-suite and a walk in wardrobe, and a family bathroom complete the first floor.

Externally, there is ample parking for several vehicles to the side and a detached games room forming part of a garage conversion. The north facing rear garden is low maintenance, boasting a patio with the remainder laid to lawn. Side access is offered either side of the property.

Whilst peaceful the location is wonderfully convenient, close by are the market towns of Epping and Waltham Abbey, both of which have an excellent range of shops to meet everyday needs. The larger centre of Loughton is at an equal distance to the south, whilst Waltham Abbey lies close to the west. The area is particularly well served by communications. Junction 26 of the M25 (London orbital motorway) is at Waltham Abbey and may be reached within minutes.





## Halley Road, EN9

Approx. Gross Internal Area(Excluding Balcony) 3282 Sq Ft - 304.90 Sq M  
Approx. Gross Internal Area(Including Balcony) 3316 Sq Ft - 308.06 Sq M

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### Ground Floor

Floor Area 1695 Sq Ft - 157.47 Sq M



### First Floor

Floor Area 1587 Sq Ft - 147.43 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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