



Pick Hill, Waltham Abbey, EN9

BUTLER & STAG



**A well-positioned six bedroom semi-detached bungalow with accommodation that extends over 2000 sq ft, complemented by a delightful Westerly facing garden.**



## Freehold

- Semi-Detached Family Bungalow
- Well Presented Throughout
- Chalet Bungalow
- Pizza Oven/Bar Area
- Six Bedrooms/Two Bathrooms
- Spacious Living Space
- Off Street Parking

The ground floor consist of three spacious bedrooms, shower room, utility room, kitchen/diner and lounge. The first floor comprises of a family bathroom and three bedrooms.

Externally to the front of the property there is drive way with parking for two vehicles, and to the rear the garden extends well over 50' with a Westerly aspect to make the most of the natural spring and summer sun, featuring a mature laid lawn and patio area that runs directly off the kitchen/dining room making it ideal for entertaining. also having the added benefit of a double garage which has plenty of storage space, bar, and a pizza oven.

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.





# Pick Hill

Approx. Gross Internal Area 192.1 sq. metres (2068.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
© @modephotouk www.modephoto.co.uk

# BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

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.

[www.butlerandstag.uk](http://www.butlerandstag.uk)