



Epping Road, Waltham Abbey, EN9

BUTLER & STAG



**Welcome to this charming detached house nestled in the picturesque landscape of Broadley Common. Boasting a freehold tenure, this property offers an idyllic blend of rural tranquility and convenient accessibility.**



## Freehold

- Detached Family Home
- Three Bedrooms
- Downstairs Shower
- Utility Room/Garage Room
- Off Street Parking
- Stunning Views

As you step through the entrance hall, you're greeted by a warm and inviting ambiance that flows throughout the residence. The ground floor features kitchen, perfect for culinary endeavors, and a reception room, providing ample space for relaxation and entertaining guests.

Ascending to the upper level, you'll discover three comfortable bedrooms, offering peaceful sanctuaries for rest and rejuvenation. Accompanying these bedrooms is a spacious bathroom and a separate WC, ensuring convenience for all occupants.

Outside, a paved in/out drive welcomes you home, providing convenient parking options for residents and visitors alike. The rear of the property boasts a meticulously maintained lawned garden, offering a serene retreat with breathtaking views of neighbouring fields and paddocks.

Situated in Broadley Common, this residence enjoys a privileged location with easy access to the quaint village of Nazeing and the bustling town centre of Epping. Additionally, its proximity to major road links such as the M11 and M25 ensures seamless connectivity to central London, making commuting a breeze for residents.

Whether you're seeking a peaceful countryside abode or a convenient suburban retreat, this property offers the perfect blend of both, promising a lifestyle of comfort, convenience, and natural beauty.





# The Tudors

Approx. Gross Internal Area 157.5 sq. metres (1695.5 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  
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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.