Holyfield, Waltham Abbey, EN9

BUTLER & STAG

Guide Price £1,250,000 - £1,300,000

Fishers' Green Cottage is a substantial detached home set in a wonderful rural location in the hamlet of Holyfield, within the parish of Waltham Abbey. This deceptively spacious family property is positioned in a sought-after village and offers excellent potential for expansion, subject to planning permission.

Freehold

- Detached Family Home
- Four Bedrooms
- Well Presented
- Spacious Lounge/Kitchen Dining Area
- Gated Property
- Double Garage/Workshop

The internal accommodation includes an entrance hall, a formal living room, a beautifully presented kitchen and dining area, a ground floor cloakroom, a spacious utility room with access to an integral garage, and a bright conservatory that opens onto the garden, providing a perfect space to relax and enjoy the surroundings. On the first floor, there are four well-proportioned double bedrooms and a large family bathroom.

Outside, the property is approached via a private driveway with secure electric gates, providing off-street parking for several vehicles. It is set on a generous plot of approximately 0.24 acres and benefits from a range of outbuildings, including a workshop and store.

While enjoying a peaceful rural setting, the property is conveniently located just a short drive from Waltham Abbey, Nazeing, Broxbourne, and Chingford. These neighbouring towns offer a wide selection of shops, reputable schools, and excellent road and rail links, making Fishers' Green Cottage an ideal balance of countryside living with easy access to urban amenities also lee valley country park is a short distance away.

Fishers Green Cottage

Approx. Gross Internal Area 232.2 Sq M (2499.5 Sq Ft)

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.

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