



- TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- L-SHAPE LOUNGE
- KITCHEN/DINER

Allison Close, Waltham Abbey, EN9 3NY

PRICE: £415,000 FREEHOLD

SPACIOUS EXTENDED three double bedroom property with WORKSHOP (previously garage) at the rear. Modern open plan living space leading to kitchen/diner. Fully tiled bathroom. Cul-de-sac location close to schools, bus routes and shopping facilities.



Property Description

Allison Close is a residential turning off of the Upshire Road and is well placed for schooling for all ages, local shopping facilities and bus routes offering services into Epping for the Central Line station if required. This particular property is an excellent example of this style of housing and has been extended to provide approximately 1151 Sq Ft of comfortable living space arranged over three levels.

The ground floor accommodation comprises a brick built entrance porch giving access to the entrance hall with stairs ascending to the first floor. The spacious L shaped lounge faces to the front aspect and is presented with laminate flooring and a feature fireplace. To the rear ground floor is the modern kitchen/diner which offers an attractive range of wall and base units with contrasting work surfaces. Access to the rear garden is gained via the double glazed French doors.

The generous first floor landing provides access to the seamless loft conversion and the master bedroom. The remainder of the first floor accommodation offers two double bedrooms and a replacement three piece bathroom suite with fully tiled walls.

A generous size master bedroom (Loft Room) has built in storage and overlooks the rear aspect.

The well maintained rear garden comprises a paved patio with retaining picket fencing, a step leading to a raised lawn area with a stepping stone path to rear and a good variety of shrubs.

To the rear of the garden is a workshop which historically was the garage to the property and this can be re-instated if required. Access to the garage/workshop is gained via a





rear service road.

The property is presented to an excellent standard internally and other benefits include full gas central heating and full double glazing. Viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

RECEPTION HALL

10' 11" x 5' 5" (3.33m x 1.65m)

LOUNGE

22' 1 Max" x 17' 7 Max" (6.73m x 5.36m)

KITCHEN/DINER

16' 2" x 8' 11" (4.93m x 2.72m)

FIRST FLOORLANDING

16' 3" x 5' 5" (4.95m x 1.65m)

BEDROOM TWO

11' 11" x 10' 7" (3.63m x 3.23m)

BEDROOM THREE

11' 1" x 11' 11 Max" (3.38m x 3.63m)

BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m)

SECOND FLOOR

MASTER BEDROOM

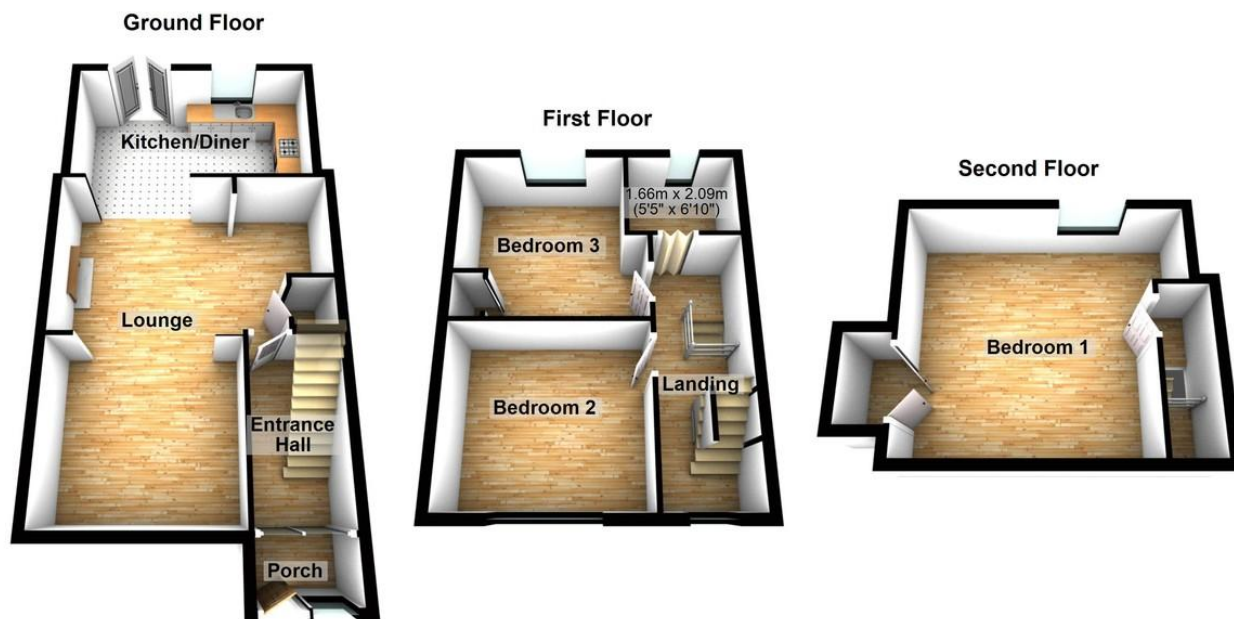
16' 3" x 14' 8 Max" (4.95m x 4.47m)

EXTERIOR

REAR GARDEN

WORKSHOP

19' 4" x 9' 3" (5.89m x 2.82m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements