



- STUNNING REAR VIEWS OVER PARKLAND
- HOME OFFICE
- SHORT FLAT WALK TO TOWN CENTRE
- IMMACULATE CONDITION THROUGHOUT

Abbey Court, Waltham Abbey, EN9 1RF

PRICE: £560,000 FREEHOLD

SET IN AN UNRIVALLED CUL DE SAC a short flat walk from the historic market town centre and renowned Abbey Gardens. Immaculate decorative condition with three double bedrooms, ground floor WC, HOME OFFICE garage and parking. Stunning rear views over Town Mead Parkland. Superb family home.



Property Description

Abbey Court is a highly desirable cul-de-sac with stunning rear aspect views over open parkland and being a short flat walk from our Historic town centre with its bi-weekly market and comprehensive shopping facilities including the renowned Abbey Gardens and Church.

The property itself has been beautifully maintained by the current owners and has benefitted from some excellent cosmetic improvements including a modern fitted kitchen, luxury first floor shower room with double shower cubicle and full replacement double glazing.

The quality of the décor is superb throughout with subtle tones and solid wood internal doors complemented by quality floor coverings and accent tiling to the kitchen and bathroom

The well planned accommodation offers a large attractive split level lounge diner which leads onto the rear garden and the useful home office/guest bedroom is accessed from the rear of the lounge area. The entrance hall grants access to the ground floor WC, integral garage and modern fitted kitchen with an attractive range of wall and base units.

The first floor has a modern tiled shower room with large walk-in double shower cubicle and this is supported by the large master bedroom with stunning rear views and full range of fitted wardrobe cupboards. Two further double bedrooms complete the first floor.

A real feature of the property is the rear aspect with a manageable rear garden affording a good degree of privacy which leads onto the picturesque protected parkland of Town Mead and there is a rear pedestrian gate for ease of





access.

The front garden is professionally laid to hardstanding giving access to the integral garage and providing off road parking for three/four vehicles.

Properties in Abbey Court rarely come to market and are highly sought after therefore internal viewing is highly recommended.



ACCOMMODATION IN BRIEF COMPRISES:

PORCH

8' 4" x 2' 10" (2.54m x 0.86m)

HALL

8' 10" x 5' 5" (2.69m x 1.65m)

INNER LOBBY

4' 8" x 6' 00" (1.42m x 1.83m)

KITCHEN

11' 2" x 8' 5" (3.4m x 2.57m)

LOUNGE

17' 4" x 12' 11" (5.28m x 3.94m)

DINING AREA

14' 10" x 9' 7" (4.52m x 2.92m)

HOME OFFICE

9' 8" x 7' 7" (2.95m x 2.31m)

GUEST WC

6' 00" x 2' 11" (1.83m x 0.89m)

FIRST FLOOR LANDING

11' 4" x 7' 6 Max" (3.45m x 2.29m)

BEDROOM ONE

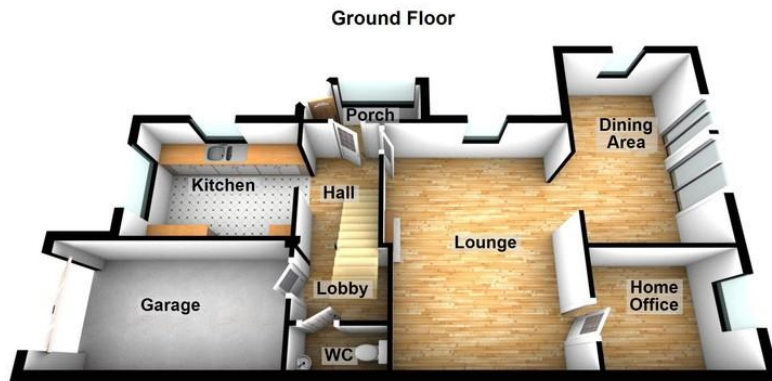
17' 4" x 10' 10" (5.28m x 3.3m)

BEDROOM TWO

11' 4" x 8' 11" (3.45m x 2.72m)

BEDROOM THREE





11' 4" x 8' 1" (3.45m x 2.46m)

SHOWER ROOM

7' 6" x 5' 6" (2.29m x 1.68m)

EXTERIOR

FRONT GARDEN

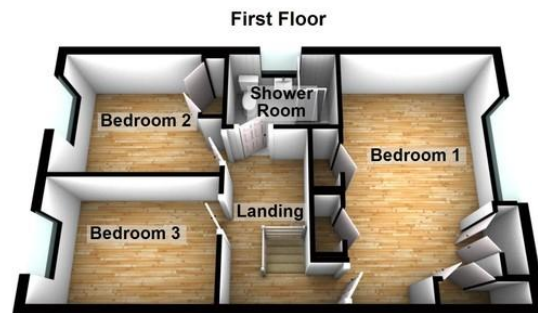
Off road parking for three/four vehicles

REAR GARDEN

Private rear garden with direct access to Town Mead parkland

INTEGRAL GARAGE

15' 4" x 8' 00" (4.67m x 2.44m)



%epcGraph_c_1_334%

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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