



- POWDERMILL DEVELOPMENT
- THREE BEDROOMS
- LOUNGE
- MODERN KITCHEN

Flagstaff Close, Waltham Abbey, EN9 1JB

PRICE: £435,000 FREEHOLD

Situated within a courtyard setting on the popular Powdermill development an exciting opportunity to purchase this well presented three bedroom staggered terrace residence. The property benefits from a modern kitchen, bathroom, and conservatory. An internal viewing is strongly recommended.





## Property Description

Flagstaff Close is a sought after cul de sac situated on the popular Powdermill development, being within a short of Waltham Abbey town centre, with its historic Market Square with an array of eateries, shops and bi-weekly market.

Waltham Cross mainline BR station is under a mile for direct access into London Liverpool Street.

Lea Valley Regional Park and the Olympic White Water Rafting centre are within easy access for those outdoor pursuits and recreational activities.

The accommodation comprises an entrance hall with stairs leading to the first floor level and a door providing access to the lounge, which is light and airy with a Juliette balcony with French Doors overlooking the front aspect.

The dining area which is accessed from the lounge has a built in storage cupboard under the stairs and provides access to both the kitchen and conservatory.

The modern kitchen has a range of light grey high gloss wall and base units with a contrasting Quartz work surface with inset sink unit, glass splashbacks and integrated appliances including wine cooler.

A conservatory with decorative fanlights and double glazed doors lead to a sunny and low maintenance rear garden.

The first floor level comprises a landing with an airing cupboard and provides access to the loft, all bedrooms and bathroom.





The master bedroom has a range of fitted white high gloss wardrobes and matching overhead cupboards. Bedrooms two and three overlook the rear aspect.

A fully tiled bathroom with a modern suite complete this level.

The low maintenance rear garden comprises a feature paved stone patio area with decorative stone chippings.

A garage en bloc with up and over door and allocated off street parking in front complete this property.



#### **THE ACCOMMODATION IN BRIEF COMPRISES:**

##### **ENTRANCE HALL**

##### **LOUNGE**

14' 5" x 11' 6" (4.39m x 3.51m)

##### **DINING AREA**

10' 8" x 7' 10" (3.25m x 2.39m)

##### **KITCHEN**

10' 1" x 6' 8" (3.07m x 2.03m)

##### **CONSERVATORY**

11' 7" x 11' 3" (3.53m x 3.43m)



##### **FIRST FLOOR LANDING**

##### **BEDROOM ONE**

12' 9" x 8' 2" (3.89m x 2.49m)

##### **BEDROOM TWO**

9' 4" x 7' 00" (2.84m x 2.13m)

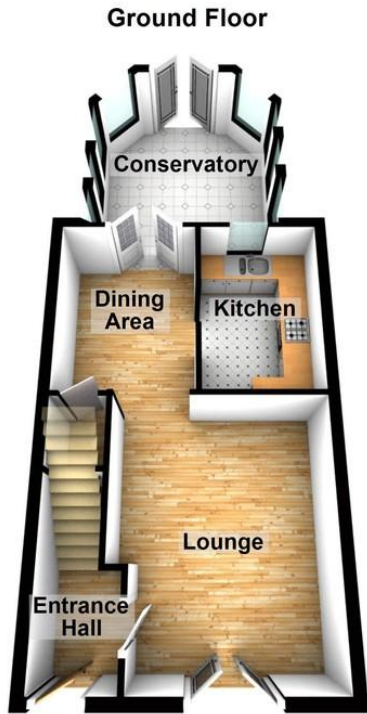
##### **BEDROOM THREE**

7' 7" x 7' 1" (2.31m x 2.16m)

##### **BATHROOM**

7' 00" x 6' 5" (2.13m x 1.96m)





**EXTERIOR**

**REAR GARDEN**

**GARAGE EN BLOC WITH ONE ALLOCATED PARKING SPACE IN FRONT**

**EPC TO FOLLOW:**

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