



- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- DINING AREA

### Woodbrook Gardens, Waltham Abbey, EN9 3DA

PRICE: £450,000 FREEHOLD

POTENTIAL POTENTIAL POTENTIAL. Traditional 3 bedroom semi-detached property in an established cul-de-sac off of the popular Honey Lane. Garage own drive. Good size garden. Potential to develop the property in line with neighbouring properties. VENDOR SUITED





## Property Description

Woodbrook Gardens is an established cul-de-sac of similar type properties in an excellent location just off Honey Lane. The property is ideally located for schooling of all ages, local bus routes and easy access to the M25 intersection.

This particular property has been lovingly maintained by the current vendor but now offers the opportunity for a new family to develop and extend the property in line with neighbouring properties.

The accommodation offers entrance hall, square bay fronted lounge with double doors leading through to the dining area which extends onto the fitted kitchen.

The first floors offers two double bedrooms a single bedroom and a shower room with freestanding shower.

Externally the plot is a real feature of the property with its own long drive giving access to the garage. There is a lawned rear garden with established planting.

Additionally there is double glazing and gas central heating.

The vendor is suited on their purchase and therefore early viewing is highly recommended.

### HALLWAY

13' 5" x 6' 00" (4.09m x 1.83m)

### LOUNGE

15' 2" x 11' 8" (4.62m x 3.56m)

### DINING AREA

8' 8" x 8' 8" (2.64m x 2.64m)

### KITCHEN

9' 4" x 9' 00" (2.84m x 2.74m)







**LANDING**

8' 3" x 5' 10" (2.51m x 1.78m)

**BEDROOM ONE**

12' 11" x 8' 6" (3.94m x 2.59m)

**BEDROOM TWO**

11' 10" x 10' 6" (3.61m x 3.2m)

**BEDROOM THREE**

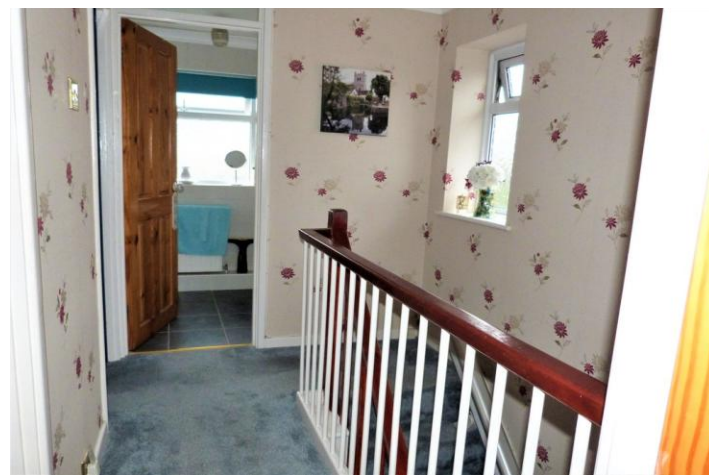
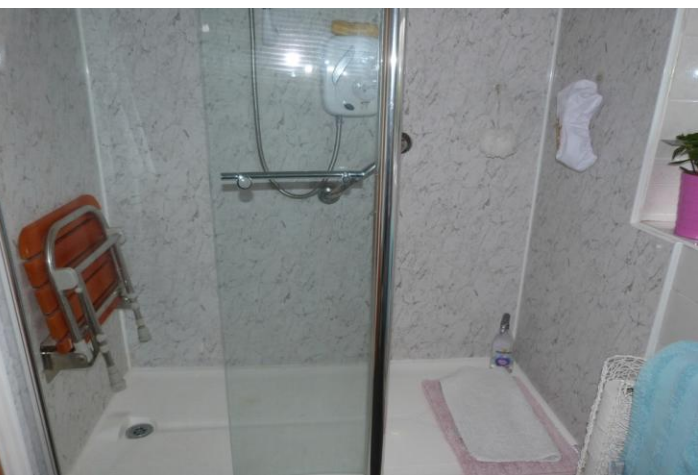
7' 7" x 7' 1" (2.31m x 2.16m)

**SHOWER ROOM**

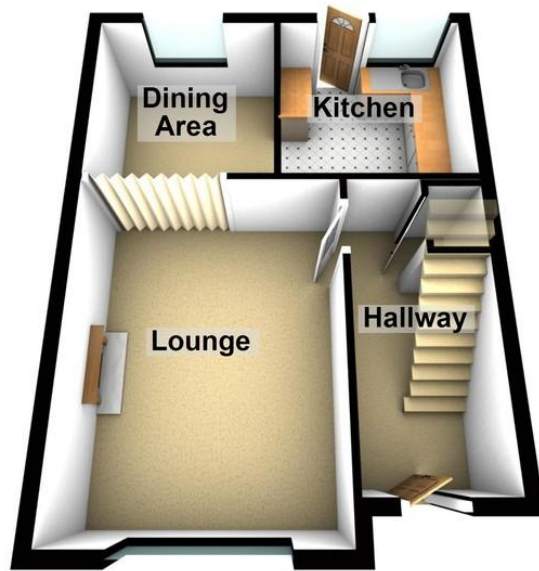
7' 6" x 4' 11" (2.29m x 1.5m)

**REAR GARDEN**

**GARAGE**



**Ground Floor**



**First Floor**



EPC ORDERED

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