



- TWO BEDROOM TERRACE
- RIVER VIEWS
- POWDERMILL DEVELOPMENT
- LOUNGE

Flagstaff Close, Waltham Abbey, EN9 1JB

£445,000 Freehold

Enjoying views over the river, an exciting opportunity to purchase this modern two bedroom terrace residence situated within the sought after Powdermill development, being within walking distance of the town centre and easy access to Waltham Cross mainline BR station. Internal viewing recommended.



Property Description

The property in the last two years has had a number of improvements which include a bathroom, new central heating boiler, walk in wardrobe to the master bedroom, bi-fold doors to the rear, upgraded electrics to house and garden, new flooring throughout, insulated and boarded loft with new pull down ladder.

Further improvements include new decking and awning to rear garden, some new replacement windows and front door.

The property is situated within a cul de sac with own drive for two vehicles, and a rear garden which enjoys direct river views.

The accommodation to the ground floor comprises an entrance hall with stairs leading to the first floor landing and access to the lounge which is light and airy providing an open plan access to the kitchen/diner which has a range of integrated appliances with a window overlooking the rear and Bi-fold doors leading to the rear garden.

First floor accommodation comprises a landing with a built in storage cupboard, loft access with pull down ladder, providing access to bedrooms and bathroom.

Bedroom one overlooks the front aspect with a discreetly concealed walk in wardrobe.

Bedroom two is a generous size which enjoys river views to the rear.

A refurbished bathroom with a modern suite complete this level.





The rear garden has been designed for outdoor living with a timber decked patio to the rear overlooking the river where you can enjoy the sunshine , or if you prefer the shade, a seperate patio to the front of the garden has an electric remote control awning and patio heater. A small lawn area with a path through the middle complete this property.

ENTRANCE HALL

5' 7" x 4' 4" (1.7m x 1.32m)

LOUNGE

15' 10" x 11' 6" (4.83m x 3.51m)

KITCHEN/DINER

14' 9" x 10' 11" (4.5m x 3.33m)

LANDING

BEDROOM ONE

11' 5" x 9' 10" (3.48m x 3m)

WALK IN WARDROBE

8' 5" x 3' 1" (2.57m x 0.94m)

BEDROOM TWO

14' 10" x 9' 2 Max" (4.52m x 2.79m)

BATHROOM

6' 00" x 6' 4" (1.83m x 1.93m)

REAR GARDEN



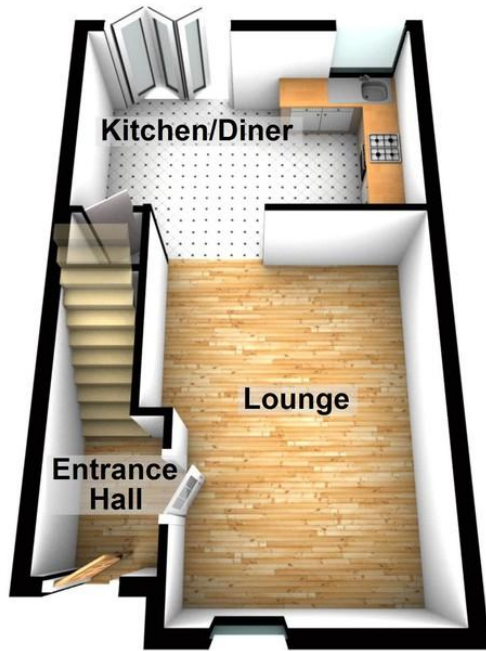
PARKING FOR TWO VEHICLES

CHARGES

Council Tax Epping Forest District Council Band E



Ground Floor



First Floor



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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 and 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