



- 3 BEDROOM STAGGERED TERRACE
- GARAGE AND PARKING
- GROUND FLOOR WC
- SOLAR PANELS

Winters Way, Waltham Abbey, EN9 3HP

PRICE: £425,000 FREEHOLD

CHAIN FREE Three bedroom staggered terraced property in excellent condition throughout. GARAGE and off road parking. Modern kitchen and bathroom. Central location close to schools, shops and bus routes. SOLAR PANELS providing free electricity.



Property Description

Winters Way is centrally located close to local shops, bus routes and schooling for all ages. Additionally the new high spec leisure centre and gym are within a 5 minute walk.

The property itself is a well maintained staggered terraced property which has been in the same ownership from new. More recently there have been some modern improvements including solar panels which stores electricity to an on-site battery to ensure the home is self sufficient. If top up is required this is provided through an economy seven contract.

The accommodation is set on a traditional floorplan and offers a good size entrance hall with built in storage cupboard, stairs ascending to the first floor and access to the guest cloakroom/wc.

A dual aspect kitchen diner is presented with a range of fitted wall and base units which incorporate an inset electric oven, four ring gas hob, integrated dishwasher, space for washing machine and the kitchen tap is an 'insinkerator' which provides instant hot water. The dining area provides space for a full size table and chairs and provides double door access to the rear garden. A good size lounge completes the ground floor accommodation.

The first floor offers a three good size bedrooms all presented in excellent decorative condition and the modern bathroom presents with a white suite and fitted storage units.

A real feature of the property is the outside space where there is a good size lawned rear garden with a timber decked patio area immediately at the rear. Beyond the rear





boundary is an open area which ensures you are not directly over-looked from the rear aspect.

The front garden provides off road parking for 2-3 vehicles and provides access to the personal garage with up and over door.

Other features include full gas central heating and double glazing. Being offered chain free early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

11' 0" x 5' 6" (3.35m x 1.68m)

LOUNGE

14' 7" x 11' 6" (4.44m x 3.51m)

GUEST CLOAKROOM/WC

4' 4" x 2' 8" (1.32m x 0.81m)

KITCHEN/DINER

22' 0" x 9' 0" (6.71m x 2.74m) Maximum measurements

FIRST FLOOR LANDING

BEDROOM ONE

15' 1" x 8' 8" (4.6m x 2.64m)

BEDROOM TWO

11' 9" x 9' 6" (3.58m x 2.9m)

BEDROOM THREE

14' 0" x 5' 9" (4.27m x 1.75m)

BATHROOM



6' 7" x 5' 7" (2.01m x 1.7m)

EXTERIOR

REAR GARDEN

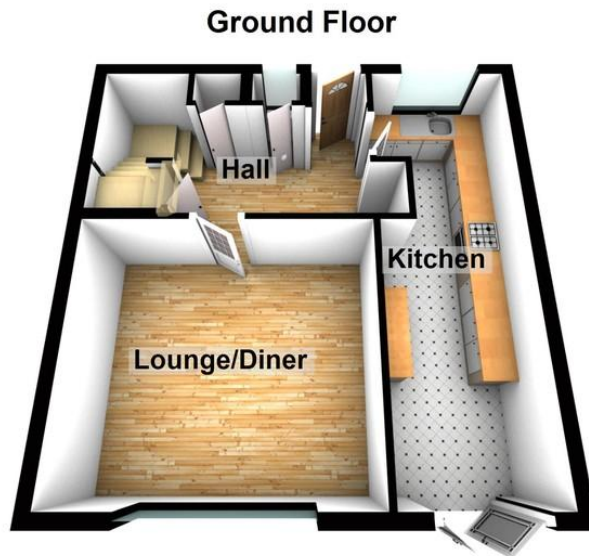
OFF ROAD PARKING

GARAGE

TENURE AND CHARGES

Freehold Title

Council Tax Band D within Epping Forest



EPC TO FOLLOW

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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