



- 1950's SEMI-DETACHED PROPERTY
- POPULAR LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS

Pick Hill, Waltham Abbey, EN9 3LT

£485,000 Freehold

Situated in a highly regarded residential road on the Upshire borders we offer this 1950's semi-detached property on a good size plot with long front and rear gardens. Off road parking. 2 reception rooms, 3 bedrooms, first floor bathroom.



Property Description

PROPERTY DESCRIPTION

Pick Hill is a highly regarded residential area on the Waltham Abbey/Upsire borders and provides easy access to local shops in Upsire, bus routes to surrounding towns including Epping with its central line station and schooling for all ages.

The property itself a 1950's bay fronted semi-detached property on a good size plot with long front and rear gardens. The front garden has been dedicated to off road parking for 2-3 vehicles.

The accommodation offers entrance hall, two reception rooms and a kitchen to the ground floor. There are three bedrooms, two of which are doubles, and a family bathroom to the first floor.

Other features include gas central heating and double glazing.

HALLWAY

14' 1" x 5' 8 max" (4.29m x 1.73m)

RECEPTION ONE

12' 6" x 11' 10" (3.81m x 3.61m)

RECEPTION TWO

12' 3" x 10' 2" (3.73m x 3.1m)

KITCHEN

8' 4" x 7' 2" (2.54m x 2.18m)

LANDING

7' 2" x 7' 2" (2.18m x 2.18m)

BEDROOM ONE

13' 00" x 11' 5" (3.96m x 3.48m)

BEDROOM TWO

11' 8" x 10' 3" (3.56m x 3.12m)

BEDROOM THREE





8' 6" x 7' 2" (2.59m x 2.18m)

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)

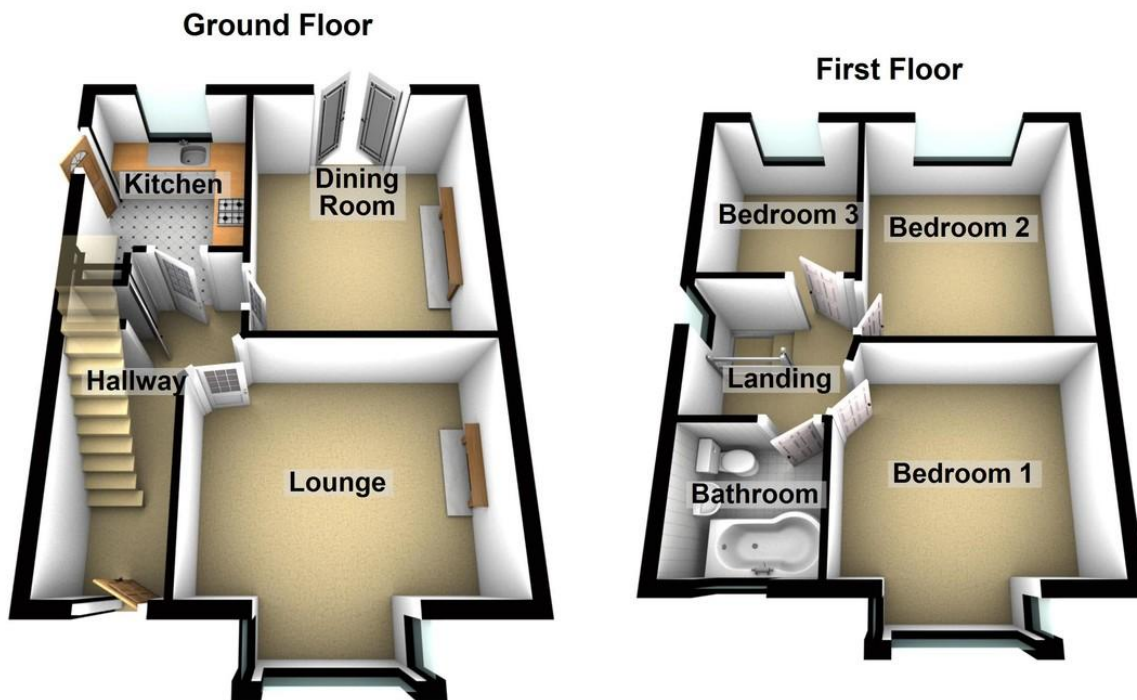
REAR GARDEN

OWN DRIVE

CHARGES

Council Tax Epping Forest District Council Band D





Energy Performance Certificate



42, Pick Hill
WALTHAM ABBEY
EN9 3LT

Dwelling type: Semi-detached house
Date of assessment: 02 December 2011
Date of certificate: 02 December 2011
Reference number: 0428-9069-6242-9339-7984
Type of assessment: RdSAP, existing dwelling
Total floor area: 77 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	E1	62
	E		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D	58	58
	E		

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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