



- EXTENDED TERRACE HOUSE
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- CLOAKROOM/WC

Farmers Court, Winters Way, Waltham Abbey, EN9 3EZ

PRICE: £374,995 FREEHOLD

EXTENDED three bedroom terrace in a popular cul-de-sac location ideally positioned close to local shops, modern leisure facilities and schools for all ages. Spacious lounge/dining area, modern fitted kitchen, ground floor cloakroom/WC. Realistically priced as vendor suited.



Property Description

Farmers Court is a popular cul de sac situated just off Winters Way being ideally located for local shopping facilities, the high tech leisure centre with swimming pool and schooling for all ages are available at Uppshire and Hillhouse primary schools and King Harold Academy.

For the commuter Junction 26 of the M25 motorway granting access to A10/M11 intersections with is within a few minutes' drive and train services are available in the neighbouring towns of Epping, Loughton and Waltham Cross.

The property is set on a traditional floorplan with ground floor front and rear extensions. The accommodation in general comprises a generous size entrance porch leading to the entrance hall which offers built in storage cupboards, and further provides access to the lounge, kitchen and the useful ground floor guest cloakroom/ WC.

The kitchen which has been replaced in recent years offers a range of fitted grey wall and base units with contrasting work surfaces and built in appliances. It is set overlooking the front aspect and extends into the dining area which is turn grants access to the Southerly facing rear garden.

There is a good size lounge which has dual access from both the dining area and entrance hall and faces the rear aspect.

Accommodation to first level offers an L-shaped hallway with a built in storage cupboard and provides access to all bedrooms and shower room.

Bedroom one is a generous size and overlooks the rear, whilst bedrooms two and three overlook the rear and front aspects respectively.





A fully tiled shower room with a multi-functional luxury shower unit with a variety of settings such as "water-fall" and "back-massage" complete this level.

The rear garden is mainly paved with flowerbeds having a variety of shrubs and rear pedestrian access.

ACCOMMODATION IN BRIEF COMPRISES;

PORCH

12' 00 Max" x 5' 00" (3.66m x 1.52m)

ENTRANCE HALL

13' 9" x 8' 4 Max" (4.19m x 2.54m)

GROUND FLOOR WC

3' 11" x 2' 11" (1.19m x 0.89m)

LOUNGE

13' 1" x 13' 8" (3.99m x 4.17m)

DINING AREA

19' 8" x 7' 3" (5.99m x 2.21m)

KITCHEN

19' 4" x 6' 10" (5.89m x 2.08m)

LANDING

13' 7" x 2' 7" (4.14m x 0.79m)

BEDROOM ONE

12' 5" x 10' 9" (3.78m x 3.28m)

BEDROOM TWO

9' 11" x 7' 6" (3.02m x 2.29m)

BEDROOM THREE

13' 3" x 7' 1 Max" (4.04m x 2.16m)

SHOWER ROOM

8' 2" x 5' 5" (2.49m x 1.65m)



EXTERIOR

FRONT AND REAR GARDEN

CHARGES

Council Tax Epping Forest District Council Band C

Tenure Freehold

UTILITIES

Electric - Mains supplied by OVO Energy

Water - Mains supplied by Thames Water

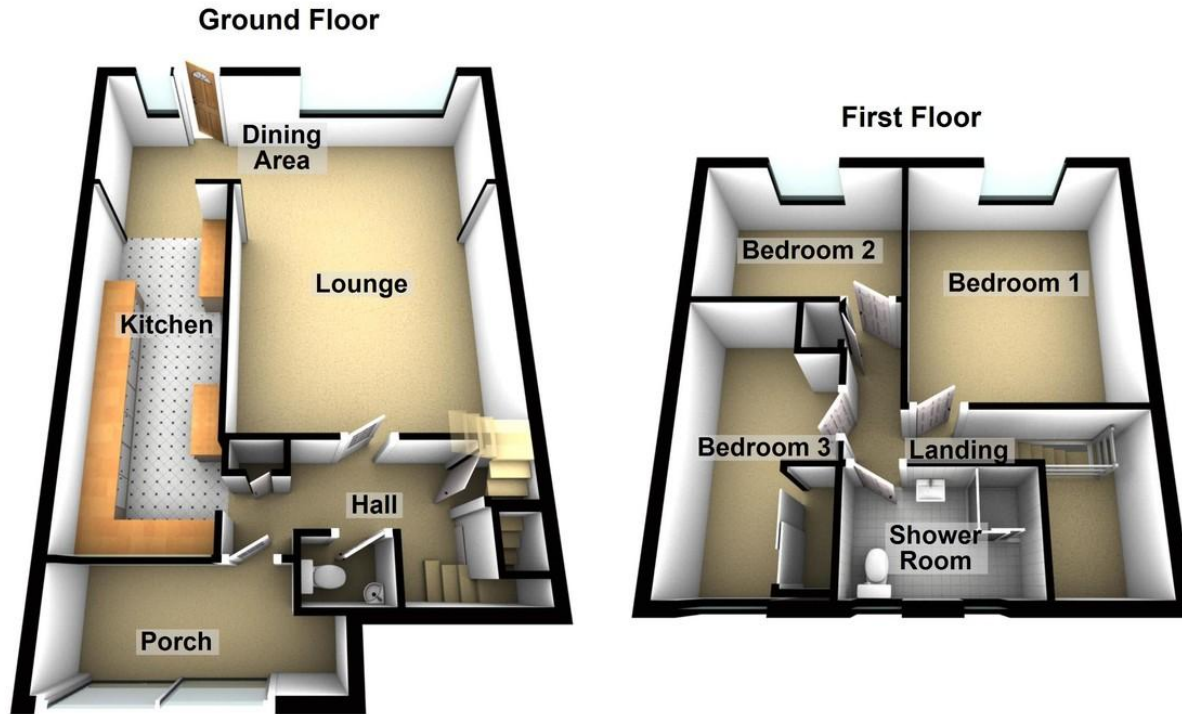
Sewerage - Thames Water

Heating - Gas Central Heating

Broadband - Virgin Media Broadband

Mobile and Signal - 5G

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