



- TERRACE HOUSE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER

Mallion Court, Waltham Abbey, EN9 3EQ

PRICE : £360,000 FREEHOLD

Being within easy access of local schools, shopping and leisure facilities, an opportunity to purchase this three bedroom terrace residence. Spacious lounge, kitchen/diner, south facing rear garden with summerhouse. The property would make a suitable first time buy and is being offered chain free.



Property Description

Mallion Court is situated on the Ninefields development being within easy access of local shopping facilities and a modern leisure centre with swimming pool. Local schools for all ages are within walking distance, as are local bus routes. Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

Junction 26 of the M25 motorway is also within easy access.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops, eateries and bi-weekly market are also within access.

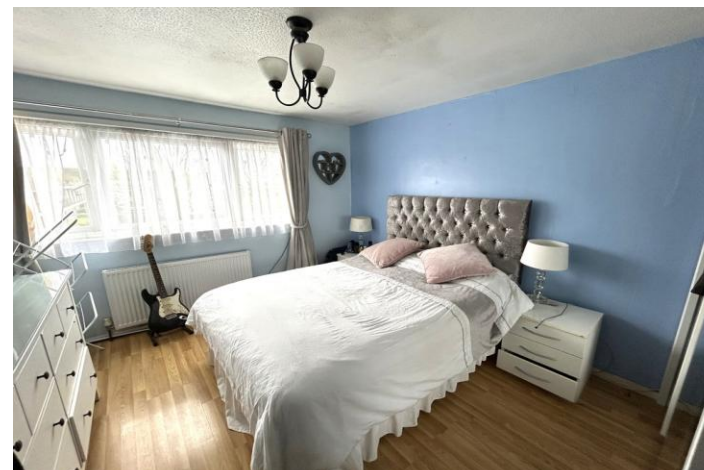
The accommodation to the ground floor comprises a spacious lounge which is light and airy and overlooks the south facing rear garden, with built in storage cupboards, laminated flooring, stairs leading to the first floor level, and providing access to the kitchen/diner which is dual aspect allowing for plenty of natural light with fitted wall and base units, work surfaces, tiled flooring and double doors leading to the rear garden.

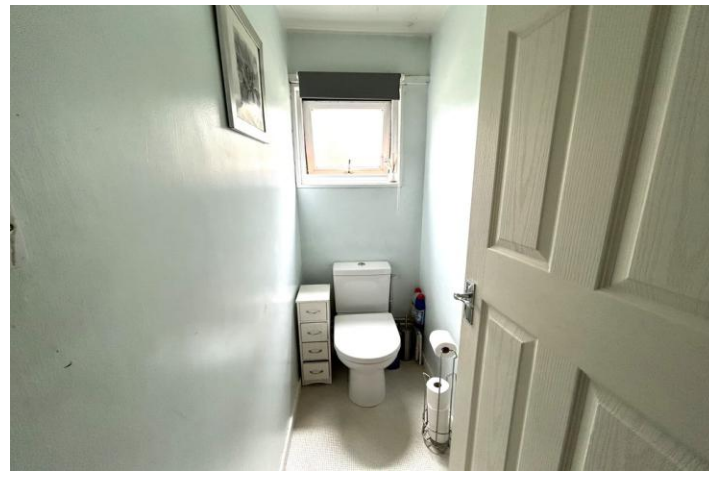
Accommodation to the first floor comprises a landing providing access to all bedrooms and bathroom.

Bedroom one is a generous size double and overlooks the rear aspect.

Bedroom two is also a double room which overlooks the rear, whilst bedroom three is a generous size single which overlooks the front aspect.

The bathroom with a panel enclosed bath and wash hand basin overlook the front aspect and a separate WC complete this level.





The south facing rear garden is two tier with a raised paved stone patio area with handrail and balustrade with steps down to lawn area leading to further paved stone area with garden shed and Summerhouse with water supply. Rear pedestrian access.

LOUNGE

20' 8" x 13' 9" (6.3m x 4.19m)

KITCHEN/DINER

19' 2" x 6' 11" (5.84m x 2.11m)

LANDING

12' 4" x 2' 9" (3.76m x 0.84m)

BEDROOM ONE

12' 10" x 10' 7" (3.91m x 3.23m)

BEDROOM TWO

11' 4" x 10' 1" (3.45m x 3.07m)

BEDROOM THREE

10' 5" x 7' 1" (3.18m x 2.16m)

BATHROOM

5' 9" x 5' 7" (1.75m x 1.7m)

SEPERATE WC

5' 10" x 2' 9" (1.78m x 0.84m)

REAR GARDEN

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas central heating

Broadband - Basic 6 Mbps Superfast 142 Mbps Ultrafast 1000 Mbps

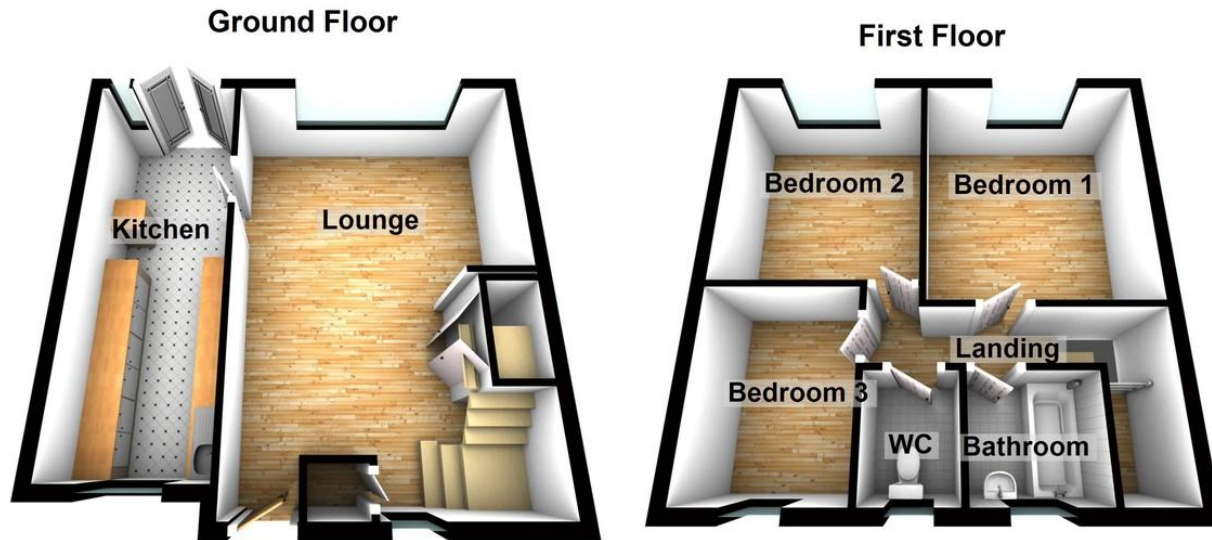
Mobile Coverage - EE Vodafone Three O2

Flood Risk - Very low

CHARGES

Council Tax Epping Forest District Council Band C

Tenure - Freehold



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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