



- LARGE DETACHED PROPERTY
- LONG GARDEN WITH OUTBUILDINGS
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS

Broomstick Hall Road, Waltham Abbey, EN9 1LP

PRICE: Offers in excess of £600,000

POTENTIAL POTENTIAL POTENTIAL. Large 4 bedroom, 4 reception room DETACHED chalet bungalow with 2 bathrooms set over two floors which offers an opportunity to suit many family dynamics. Large garden with outbuildings. Detached garage and own drive. CHAIN FREE.



## Property Description

Broomstick Hall Road is an established road of varying types of property ideally located close to local schools for all ages. Junction 26 of the M25 which provides connections to the A10 and M11 intersections is within one mile. For rail services local bus routes provide a regular service to the neighbouring towns of Epping/Loughton for the central line and Waltham Cross provides a BR service to Liverpool Street.

This particular property is a large four bedroom four reception room detached chalet bungalow on an excellent size plot with detached garage and own drive. The floorplan provides extensive accommodation which will lend itself to a variety of family dynamics. The flexible use of space can accommodate a diverse range of housing needs.

In brief the ground floor accommodation offers a large central entrance hall which gives independent access to four reception rooms which can be used as lounge areas or bedrooms. The current presentation offers two reception rooms, one bedroom and a dining room. To support the ground floor space there is a good size fitted kitchen and an independent shower room.

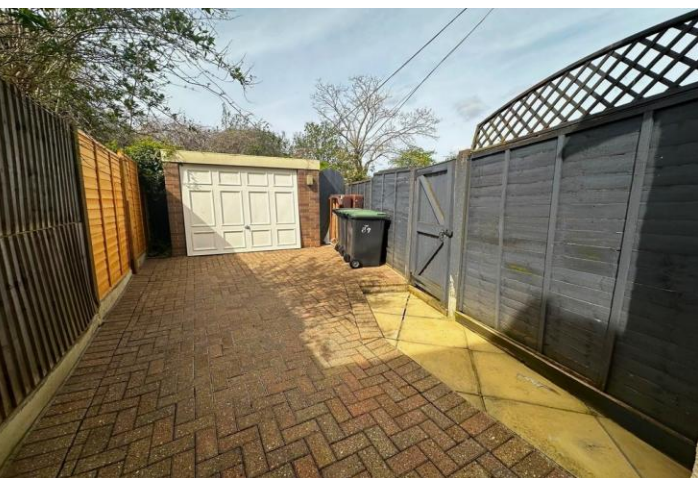
The first floor again presents with a large central landing and gives access to the four bedrooms and a good size family bathroom with full bath, wash hand basin and low flush WC.

Externally the gardens are a real feature of the property. There is a long rear garden which is well established and predominately laid to lawn. The garden extends to approx. 90' in length and houses some useful outbuildings including a brick built summer house and furthermore a detached garage.

The front garden is a tiered garden leading to a traditional highway and is planted with an abundance of perennials and annuals to create a cottage garden feel.

A personal driveway gives access to the detached garage and provides off road parking.





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

**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

26' 7" x 6' 6" (8.1m x 1.98m)

**RECEPTION ROOM 1**

16' 9" x 11' 6" (5.11m x 3.51m)

**RECEPTION ROOM 2**

11' 6" x 10' 1" (3.51m x 3.07m)

**DINING ROOM**

11' 6" x 8' 4" (3.51m x 2.54m)

**LOUNGE**

11' 6" x 9' 1" (3.51m x 2.77m)

**KITCHEN**

11' 6" x 11' 2" (3.51m x 3.4m)

**SHOWER ROOM**

8' 7" x 6' 10" (2.62m x 2.08m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

12' 5" x 11' 6" (3.78m x 3.51m)

**BEDROOM 2**

10' 1" x 8' 2" (3.07m x 2.49m)

**BEDROOM 3**

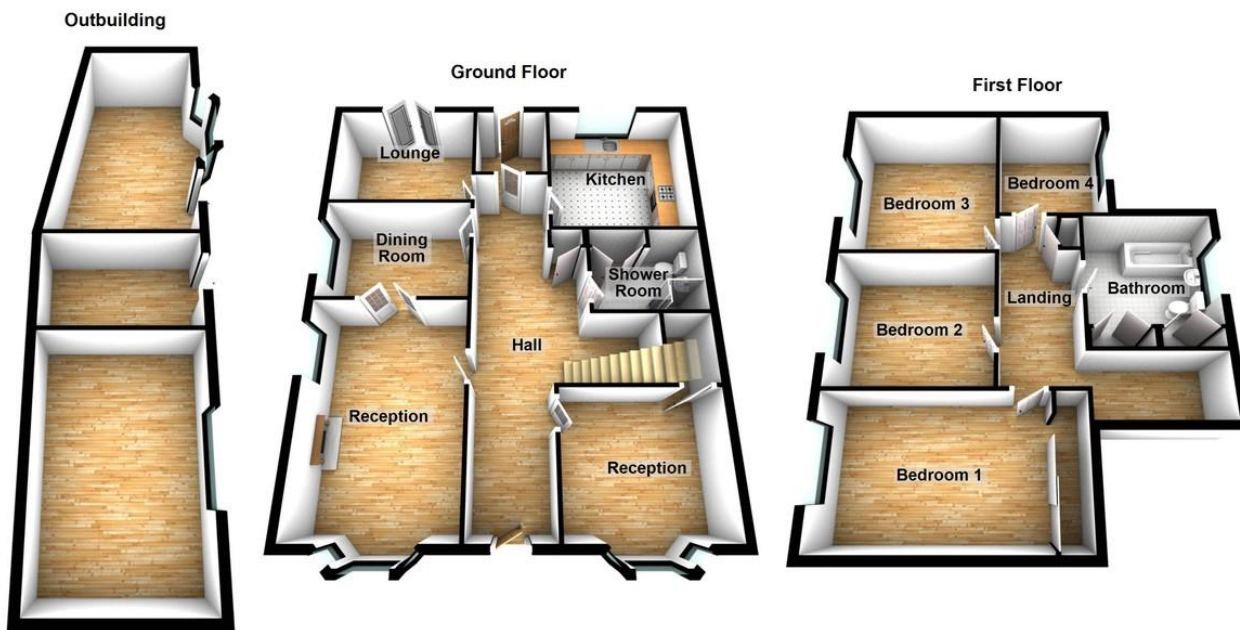
10' 8" x 8' 2" (3.25m x 2.49m)

**BEDROOM 4**

8' 2" x 7' 5" (2.49m x 2.26m)

**BATHROOM**

12' 5" x 11' 6" (3.78m x 3.51m)



**EXTERIOR**

**GARAGE**

16' 2" x 9' 8" (4.93m x 2.95m)

**GARDEN STORAGE ROOM**

9' 8" x 6' 7" (2.95m x 2.01m)

**SUMMER HOUSE**

15' 7" x 10' 8" (4.75m x 3.25m)

**REAR GARDEN**

90' 0" x 035' 0" (27.43m x 10.67m) Approximate measurements

**CHARGES AND TENURE**

Freehold Title

Council Tax band F within Epping Forest

**UTILITIES**

Mains Gas supply - Eon

Mains Electricity Supply - Eon

Mains Water supply with Thames Water

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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