



- SEMI-DETACHED
- THREE BEDROOMS
- TWO RECEPTIONS
- DOUBLE GARAGE

Paternoster Hill, Waltham Abbey, EN9 3JY

PRICE: £425,000 Freehold

CHAIN FREE Extended three bedroom semi-detached with open aspect to rear. Two receptions. **DOUBLE GARAGE.** Would benefit from cosmetic improvement Useable loft space. Ideally located within easy access of local schools and shopping facilities and local bus routes.



Property Description

Paternoster Hill is situated on the outskirts of the town centre being within easy access of local shopping facilities, schools, leisure facilities and local bus stops.

Junction 25 of the M25 motorway is within one mile and provides connections to M11/A10 intersections. For train services Waltham Cross mainline BR and Epping and Loughton underground stations are within driving distance for direct access into central London.

The Town centre with its historic Market Square and pedestrianised Sun Street with its café culture and bi weekly market is also within a five minutes' drive and provides access to the historic Abbey Gardens and church with its notable royal history.

The property itself has been in the same ownership for a number of years and has been much loved and would now benefit from some updating therefore providing an excellent opportunity for the incoming purchaser to make bespoke and personal changes to the property.

The accommodation to the ground floor comprises an entrance porch leading to the open plan lounge which has parquet flooring, a bay window overlooking the front aspect and stairs leading to the first floor. Furthermore there is access to the L shaped rear of the property which offers kitchen with a range of fitted wall and base units with leaded display cabinets and contrasting work surfaces. There is open access to the dining area providing access to the reception two and patio doors leading to the rear garden.

Accommodation to the first floor comprises a landing providing access to the USEABLE LOFT SPACE, bedrooms and bathroom.

Bedroom one has fitted wardrobes with overhead cupboards and overlooks the front aspect, bedroom two also has fitted wardrobes and overlooks the rear aspect, whilst bedroom three is the traditional single room and overlooks the front aspect.





The bathroom is fully tiled and comprises a coloured three piece suite and overlooks the rear aspect.

Externally the stepped rear garden offers a raised timber decked patio leading down to a crazy paved area with a step leading down to a small lawn area with a path leading to rear and a variety of shrubs.

The double garage measures approximately 24'7 x 19'6 with power and light connected and access is granted via a rear vehicular service road.

Being offered chain free an internal viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

8' 9" x 2' 1" (2.67m x 0.64m)

LOUNGE

17' 4" x 13' 7" Into Bay" (5.28m x 4.14m)

KITCHEN

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

DINING AREA

15' 4" x 6' 8" (4.67m x 2.03m)

RECEPTION TWO

11' 6" x 9' 6" (3.51m x 2.9m)



LANDING

BEDROOM ONE

14' 00" x 8' 6" (4.27m x 2.59m)

BEDROOM TWO

11' 9 Max" x 10' 5 Max" (3.58m x 3.18m)

BEDROOM THREE

7' 8" x 6' 5" (2.34m x 1.96m)

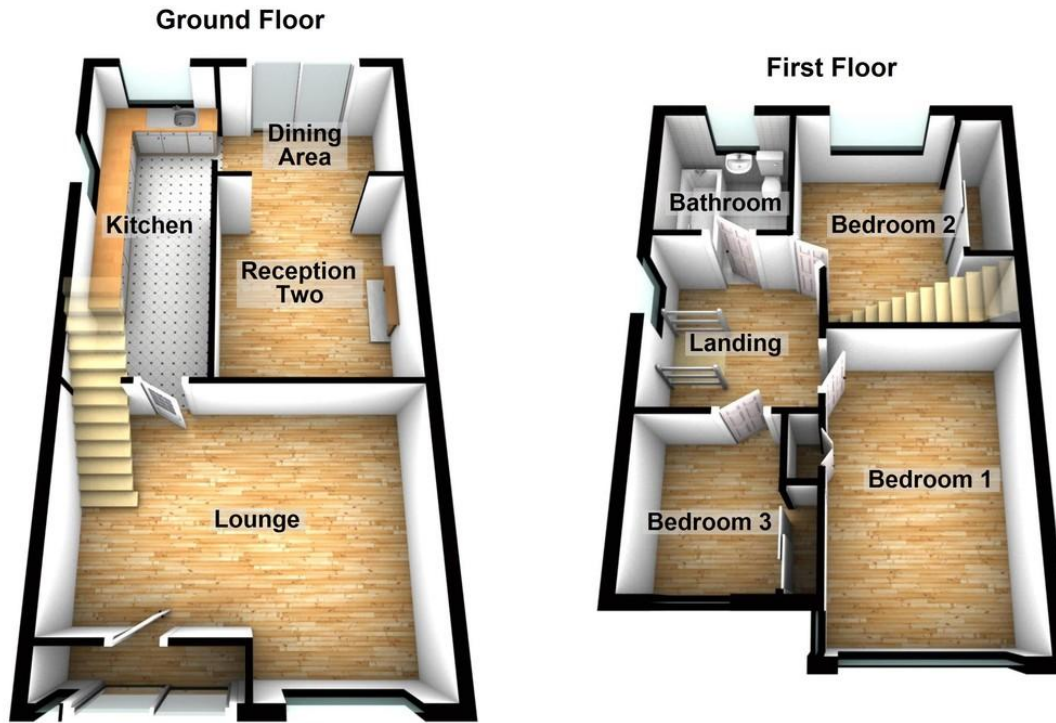
BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m)

USEABLE LOFT AREA

10' 4 " x 12' 7 Max" (3.15m x 3.84m)





REAR GARDEN

DOUBLE GARAGE

24' 7" x 19' 6" (7.49m x 5.94m)

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity- Mains EON

Water - Mains Thames Water

Sewage - Thames Water

Heating - Mains EON

Broadband - Basic 7 Mbps Superfast 211 Mbps Ultrafast 1000 Mbps

Mobile Signal and Coverage EE Vodafone Three O2

Flood Risk Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 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