



- WELL REGARDED LOCATION
- GARAGE AND CARPORT
- HIGH GLOSS KITCHEN
- MODERN BATHROOM

Rosebank, Waltham Abbey, EN9 3DE

PRICE: £540,000 FREEHOLD

BEAUTIFULLY PRESENTED three bedroom semi-detached property in sought after turning located within easy access of local schools and amenities. Garage plus carport and further parking. Good size rear garden. High gloss kitchen and modern bathroom.



## Property Description

Rosebank is a much sought after turning, located just off Honey Lane and ideally situated for schooling of all ages, local amenities and the M25 motorway intersection. Additionally access to the historic Epping Forest is within a few minutes' drive.

Waltham Abbey town centre with its historic Market Square and pedestrianised Sun Street offers a variety of shops and eateries and bi weekly market, is within easy access.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The accommodation which is well presented throughout offers an entrance porch, leading through to the hallway with stairs leading to the first floor level and providing access to the lounge/diner and kitchen.

The lounge/diner is dual aspect allowing for plenty of natural light with the lounge area overlooking the front aspect and the dining area offering double glazed French doors leading to the rear garden.

The kitchen has a range of high gloss cream wall and base units with contrasting work surfaces, built in oven and hob and additionally provide access to the rear garden.

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

Bedroom one has a range of mirror fitted wardrobes and overlooks the front aspect.





Bedroom two is also double room and overlooks the rear aspect.

Bedroom three is traditional single room and overlooks the front aspect.

A fully tiled shower room with a modern suite and shower enclosure complete this level.

The rear garden comprises a paved stone patio with a step leading down to the lawn area with well stocked flower and shrub borders, side pedestrian access.



There is a courtesy pedestrian door from the garden to the garage which is currently partitioned to provide storage space but is easily reformed to a formal garage if required. Vehicle access is granted by a personal drive with parking for two/three vehicles.

**ACCOMMODATION IN BRIEF COMPRISES:**

**PORCH**

7' 00" x 3' 8" (2.13m x 1.12m)

**HALLWAY**

13' 2" x 6' 00" (4.01m x 1.83m)

**LOUNGE/DINER**

24' 7" x 11' 8 Max" (7.49m x 3.56m)

**KITCHEN**

9' 00" x 9' 4" (2.74m x 2.84m)

**FIRST FLOOR LANDING**

8' 6" x 5' 11" (2.59m x 1.8m)

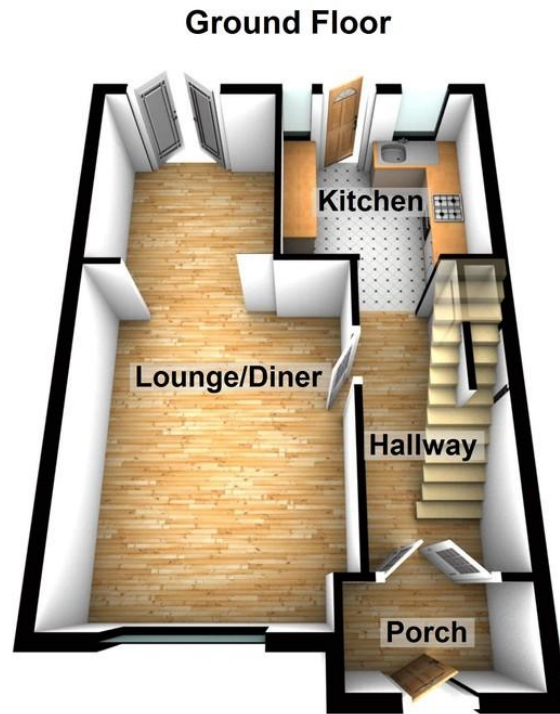
**BEDROOM ONE**

12' 11" x 8' 9" (3.94m x 2.67m)

**BEDROOM TWO**

10' 7" x 11' 7 Max" (3.23m x 3.53m)





**BEDROOM THREE**

7' 11" x 7' 1" (2.41m x 2.16m)

**SHOWER ROOM**

8' 2" x 4' 9" (2.49m x 1.45m)

**EXTERIOR**

REAR GARDEN

GARAGE

OWN DRIVE

**CHARGES**

Council Tax Epping Forest District Council Band E

Tenure Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating British Gas

Broadband - Virgin

Mobile Signal - EE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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