



- BRAND NEW AND FULLY FURNISHED
- 45' X 20' STATELY ALBION
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS

The Oaks , Woodbine Close, Waltham Abbey, EN9 3RP

**AS NEW ** Absolutely stunning on an excellent plot which backs open land we offer this 45' x 20' Stately Albion home which is finished to the highest specification. Open aspect rear views. Two double bedrooms, two bathrooms. Luxury kitchen with appliances and utility room.

PRICE: £265,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

The Woodbine Park is a sought after retirement park on the edge of Epping Forest and close to the M25 intersection. There are bus routes immediately outside the park which offer a service into either Loughton or Waltham Abbey and highly regarded local pubs are within walking distance.

Woodbine Park is a pet friendly park and welcomes residents over the age of 50 years old.

This particular unit is set on a good size enviable plot directly backing onto open land which we understand from the seller is often frequented by a herd of local deer. The personal gardens surround the unit and have been professionally laid to paving and offer space for al fresco dining, garden storage and on plot parking.

The units itself is presented throughout to an excellent standard on a cool grey colour scheme and is being offered to include high quality fixtures and fittings. Soft furnishings are available by negotiation.

The lounge/diner is an L shaped room with feature floor to ceiling windows which take advantage of the open rear aspect and offers double doors to the exterior space.

A shaker style kitchen with a full range of fitted units and ample worksurface is supported by a good size utility room presented with complimenting wall and base units. The fitted appliances in these spaces include eye level one and half oven, integrated fridge/freezer, dishwasher, washing machine and tumble dryer.

The two bedrooms are both double rooms and the master bedroom boasts a personal en-suite shower room and walk





in wardrobe. Bedroom two is also a double room with built in wardrobes and complimentary drawer units. Additionally there is a full bathroom which offers a white suite with fitted base units housing the vanity wash hand basin and low flush wc.

Being offered chain free viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES

ENTRANCE HALL

9' 10" x 3' 6" (3m x 1.07m)

LOUNGE/DINER

20' 9" x 11' 2" (6.32m x 3.4m) Maximum measurements see floorplan

FITTED KITCHEN

9' 4" x 9' 1" (2.84m x 2.77m)

UTILITY ROOM

7' 4" x 5' 6" (2.24m x 1.68m)

MASTER BEDROOM SUITE

12' 7" x 9' 4" (3.84m x 2.84m)

EN-SUITE SHOWER ROOM

5' 2" x 5' 2" (1.57m x 1.57m)

WALK IN WARDROBE

5' 4" x 3' 9" (1.63m x 1.14m)

BEDROOM TWO

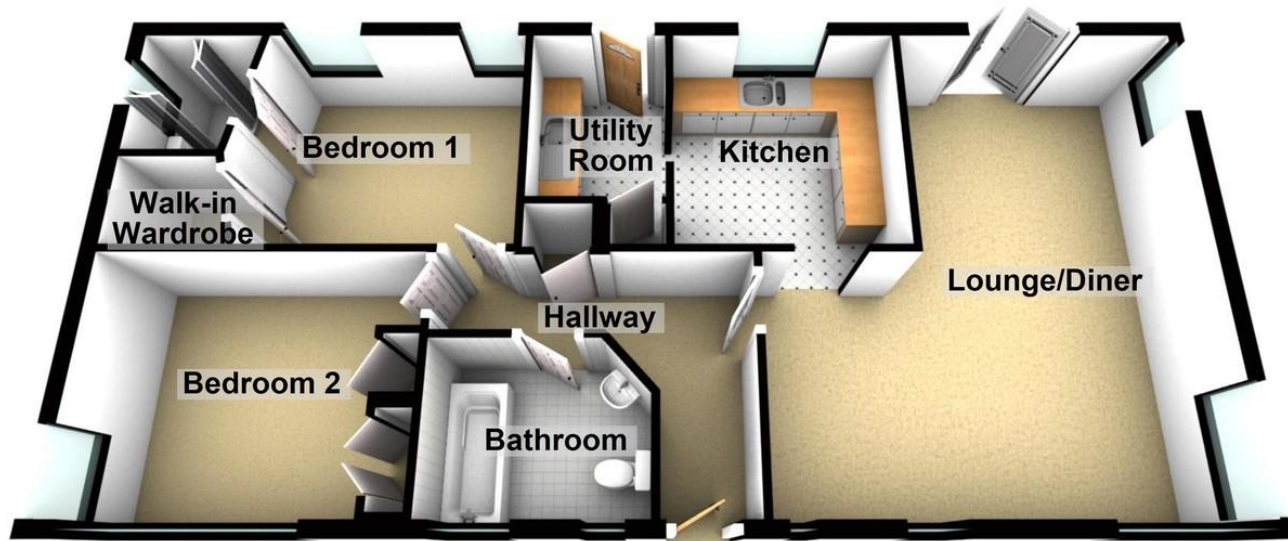
11' 2" x 9' 10" (3.4m x 3m)

FULL BATHROOM

8' 2" x 6' 2" (2.49m x 1.88m)



Ground Floor



EXTERIOR

Grounds surround the unit and overlook open land to the rear aspect. We understand from the seller there is regularly a visiting herd of wild deer

ON PLOT PARKING

CHARGES

Council Tax - Band A within Epping Forest

Ground Rent PCM: £299.43 which includes water supply (to be confirmed and subject to annual review in line with inflation and the mobile homes act)

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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