



- END OF TERRACE
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN FIRST FLOOR BATHROOM

Milhoo Court, Waltham Abbey, EN9 3DW

Three bedroom end of terrace property ideally located walking distance of local shops, leisure centre and schooling for all ages. Modern kitchen and bathroom. Useful utility area/lean-to. Low maintenance garden.

PRICE: £369,995 FREEHOLD



Property Description

Ideally located in a courtyard setting we offer this deceptively spacious end of terrace home. The property is set walking distance of local shopping facilities suitable for day to day requirements, the local leisure centre and pool and additionally a number of well regarded schools for all ages. Local bus routes grant access to neighbouring towns of Loughton, Epping for Waltham Cross for rail services into London and the M25 is directly accessible for access to the A10/M11 intersections.

Waltham Abbeys historic town centre is approximately one mile away and the town still boasts a bi-weekly market and a pedestrianised town centre with an array of shops and eateries.

The accommodation to the ground floor comprises an entrance porch, leading through to a generous size hall, with a variety of storage cupboards, access to lounge and kitchen/diner and stairs leading to the first floor level and providing .

The lounge overlooks the rear garden with an open plan access to the kitchen/diner which is dual aspect allowing plenty of natural light. The kitchen units present in a white high gloss wall and base units with contrasting work surfaces and built in oven and hob. There is access from the kitchen to the useful lean/to utility area which grants access to the rear garden.

The accommodation to the first floor level comprises three bedrooms two doubles and a single with a built in cupboard and these are supported by the modern bathroom which offers a white suite and fully tiled walls.





Externally the rear garden has been designed to be low maintenance with a paved stone and timber decked patio areas and artificial lawn area. There is a rear pedestrian access gate. There is a small low maintenance front garden with low level brick retaining wall.

Being offered chain free and in a condition for immediate occupation, early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

10' 2" x 1' 10" (3.1m x 0.56m)

HALL

13' 10 Max" x 8' 3 Max" (4.22m x 2.51m)

LOUNGE

14' 4" x 12' 2" (4.37m x 3.71m)

KITCHEN/DINER

19' 2" x 6' 6" (5.84m x 1.98m)

LEAN TO

8' 4" x 5' 6" (2.54m x 1.68m)

LANDING

BEDROOM ONE

12' 9" x 10' 7" (3.89m x 3.23m)

BEDROOM TWO

19' 9" x 9' 11" (6.02m x 3.02m)

BEDROOM THREE

9' 1" x 5' 6" (2.77m x 1.68m)



BATHROOM

8' 4" x 5' 8" (2.54m x 1.73m)

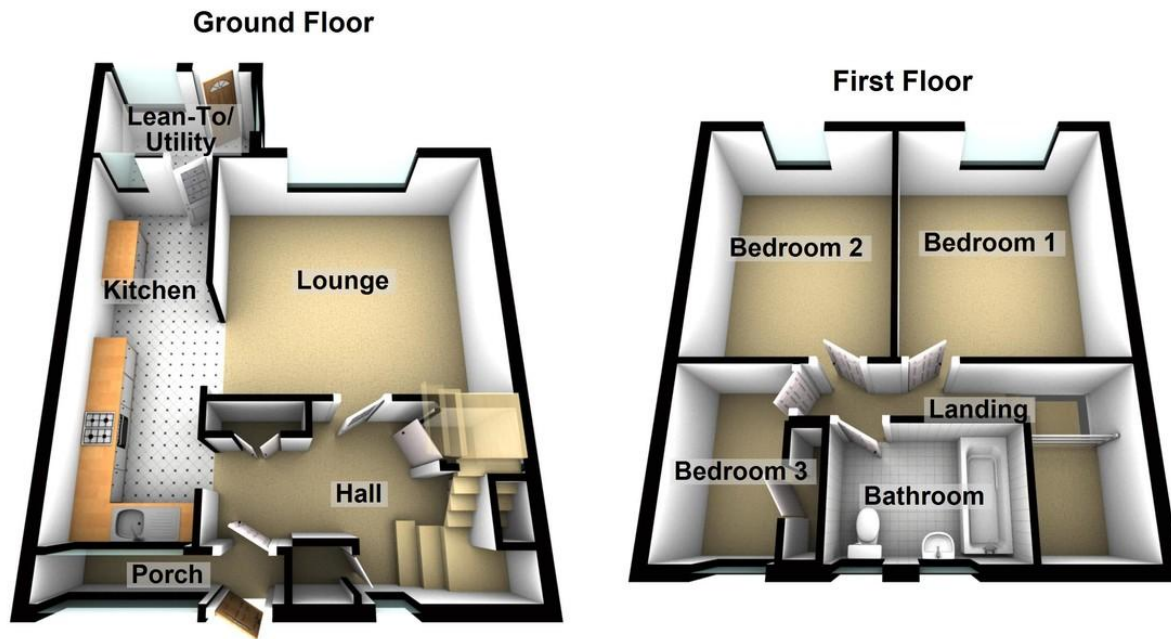
REAR GARDEN

FRONT GARDEN

CHARGES

Freehold Title

Council Tax Epping Forest District Council Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

or

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