



**Kestrel Road**  
Waltham Abbey, EN9 3NB

- DETACHED RESIDENCE
- FOUR BEDROOMS
- MODERN KITCHEN/DINER
- TWO RECEPTION ROOMS

**PRICE: £650,000 FREEHOLD**

IMPRESSIVE four bedroom detached property with attached double garage. Cul-de-sac position on the popular Abbeyfields' development. Modern kitchen, two reception rooms, four bedrooms, two bathrooms. Large rear garden





## Property Description

Kestrel Road is an established cul de sac situated on the popular Abbeyfields development which is ideally located within easy access of junction 26 of the M25 which offers interconnections to both the M11/A10 intersections. There are local schools for all ages and a regular bus service offers access to neighbouring towns of Loughton and or Waltham Cross for rail services into London.

The property is offered to market in an excellent condition internally and the current vendors have made extravagant bespoke improvements including solid oak flooring in the entrance hall to the granite work surfaces in the kitchen/diner. The presentation of this property can only be appreciated by internal viewing.

The accommodation comprises an entrance hall with solid oak flooring, built in under-stairs storage cupboard and a further built in storage cupboard. Access is provided to the lounge, kitchen/diner, study and guest WC.



The lounge is dual aspect with the benefit of French doors leading to the rear garden. The modern kitchen/diner has a range of fitted high gloss wall and base units with granite work surfaces and built in appliances. There is a window and adjacent door overlooking and granting access to the rear garden.



Furthermore the ground floor accommodation offers a dual aspect study which is currently being used as a beauty room and offers the incoming family the opportunity to have a work from home space. As this room provides access to the double garage there may be the capacity to further extend this work from home space, and incorporate the garage area if required. A guest cloakroom/ WC completes the ground floor.

The accommodation to the first floor presents with a spacious landing with a built in airing cupboard and provides access to all bedrooms and family bathroom.

The master bedroom which overlooks the rear garden has a range of fitted mirror wardrobes and benefits from an en-suite shower with free standing shower cubicle, wash hand basin and WC.



Bedroom two has a built in open wardrobe and overlooks the rear whilst bedrooms three and four overlook the front aspect. These bedrooms are supported by the main family bathroom which is fully tiled with a modern three piece suite with the luxury addition of a built in TV .

Externally the property sits on a well maintained larger than average plot and the rear garden comprises a full width paved patio, lawn area with flower and shrub borders, rear timber decked patio and side pedestrian access leading to the double garage.

The double garage is accessed via two roller shutter doors approached via personal drive with parking for two vehicles.



Properties in this condition, on this development, rarely remain on the market for any length of time and therefore early viewing is highly recommended.



**ACCOMMODATION IN BRIEF COMPRISES**

**ENTRANCE HALL**

11' 00" x 00' (3.35m x 0m)

**HALLWAY**

14' 1" x 5' 11 Max" (4.29m x 1.8m)

**LOUNGE**

20' 5" x 10' 11" (6.22m x 3.33m)

**KITCHEN/DINER**

19' 9" x 12' 00 Max" (6.02m x 3.66m)

**STUDY**

10' 3 Max" x 8' 00" (3.12m x 2.44m)

**GUEST WC**

5' 4" x 3' 5" (1.63m x 1.04m)

**LANDING**

16' 2" x 3' 3" (4.93m x 0.99m)

**BEDROOM ONE**

14' 3" x 10' 5" (4.34m x 3.18m)

**EN SUITE SHOWER**

6' 8" x 5' 1" (2.03m x 1.55m)

**BEDROOM TWO**

10' 5" x 9' 6" (3.18m x 2.9m)

**BEDROOM THREE**

10' 00" x 8' 6" (3.05m x 2.59m)

**BEDROOM FOUR**

9' 5" x 8' 00 Max" (2.87m x 2.44m)

**BATHROOM**

5' 10" x 6' 10" (1.78m x 2.08m)

**LARGE REAR GARDEN**

**OWN DRIVE**

**DOUBLE GARAGE**

17' 00" x 17' 00" (5.18m x 5.18m)





### **CHARGES AND TENURE**

Tenure: Freehold Title

Council Tax: Band F within Epping Forest District Council

### **UTILITIES**

Electricity - Mains (Octopus)

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - (Octopus)

Broadband and speed Basic 4 Mbps Superfast 80 Mbps

Ultrafast 1000 Mbps - BT and Sky available

Mobile Signal and coverage - Vodafone EE 3 O2

Flood Risk - No risk



### **POINTS TO NOTE**

The sale of this property is subject to grant of probate which has been applied for.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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