



- TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- PEDESTRIANISED LOCATION
- FITTED KITCHEN

Roundhills, Waltham Abbey, EN9 1SS

PRICE: £345,000 FREEHOLD

TWO BEDROOM FREEHOLD TERRACED PROPERTY which would benefit from cosmetic improvement. Located within a pedestrianised walk way. Well maintained garden. CHAIN FREE OPPORTUNITY.



Property Description

Roundhills is a popular development situated off Honey Lane and being ideally located for local schools of all ages, bus routes and local shopping facilities. The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market is within easy access.

For the commuter Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance and junction 26 of the M25 motorway with its A10/M11 intersections are within one mile.

The property itself is well presented but would now benefit from some cosmetic updating to suit the purchasers personal requirement. This particular property is located on a pedestrianised walkway set opposite a central green.

The accommodation to the ground floor comprises a generous size hallway which has stairs leading to the first floor landing from the hallway access is granted to the lounge/diner and kitchen.

The lounge is spacious and has an open plan access to the dining area with a built in cupboard and window overlooking the rear garden.

The kitchen has a range of fitted wall and base units with contrasting work surfaces, and providing access to the South facing rear garden.

The first floor accommodation offers a spacious landing with an airing cupboard housing the hot water cylinder, access to loft and access to bedrooms, bathroom and separate WC.





Bedroom one has a range of fitted wardrobes and a built in cupboard and overlooks the front aspect, bedroom two is also a double room and overlooks the rear aspect, whilst a fully tiled bathroom with a coloured suite and separate WC complete this level.

The rear garden is well maintained and has a paved stone patio area, lawn with stepping stone path to rear and a rear pedestrian courtesy gate. As is usual with properties of this style there is a large brick built external storage shed. Neighbouring properties have subject to the usual planning consents incorporated this area into the main accommodation creating a home office/utility room etc.

There is a paved low maintenance front garden with a low level retaining wall.

ACCOMMODATION IN BRIEF COMPRISES:

HALLWAY

11' 7" x 6' 1" (3.53m x 1.85m)

LOUNGE

11' 7" x 11' 10" (3.53m x 3.61m)

DINING AREA

10' 2" x 8' 00" (3.1m x 2.44m)

KITCHEN

10' 3" x 9' 11 Max" (3.12m x 3.02m)

LANDING

8' 3 Max" x 7' 5" (2.51m x 2.26m)

BEDROOM ONE

14' 10" x 8' 7" (4.52m x 2.62m)

BEDROOM TWO

13' 2" x 9' 8" (4.01m x 2.95m)

BATHROOM



5' 7" x 5' 4" (1.7m x 1.63m)

SEPERATE WC

4' 10" x 2' 7" (1.47m x 0.79m)

REAR GARDEN

BRICK BUILT STORAGE SHED

CHARGES

Council Tax Epping Forest District Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - British Gas

Water - Thames Water

Sewage - Thames Water

Heating - Gas Central Heating

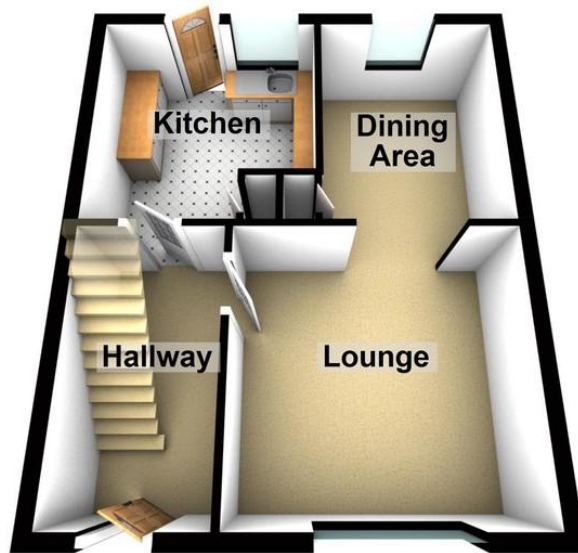
Broadband - Basic 6 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Mobile Signal and Coverage - EE Vodafone Three O2

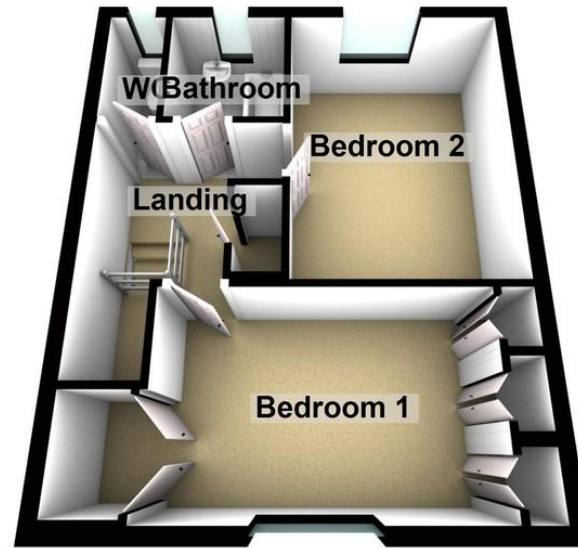
Flood Risk - No Risk

EPC ORDERED

Ground Floor



First Floor



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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