



- CHAIN FREE PROPERTY
- THREE BEDROOMS
- KITCHEN/DINER
- GROUND FLOOR WC

Roundhills, Waltham Abbey, EN9 1TP

PRICE: £300,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this three bedroom staggered terrace property. Short walk to local shops, bus routes schools for all ages. Close to Larsens Park for recreational space. Ground floor WC. Good size lounge, kitchen with space for table and chairs. First floor bathroom.



Property Description

Roundhills is a development located just off Honey Lane and this property is ideally located being close to local shopping facilities, bus routes and schools for all ages.

For the commuter Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London. Junction 26 of the M25 is within one mile and offers connections to the A10 and M11.

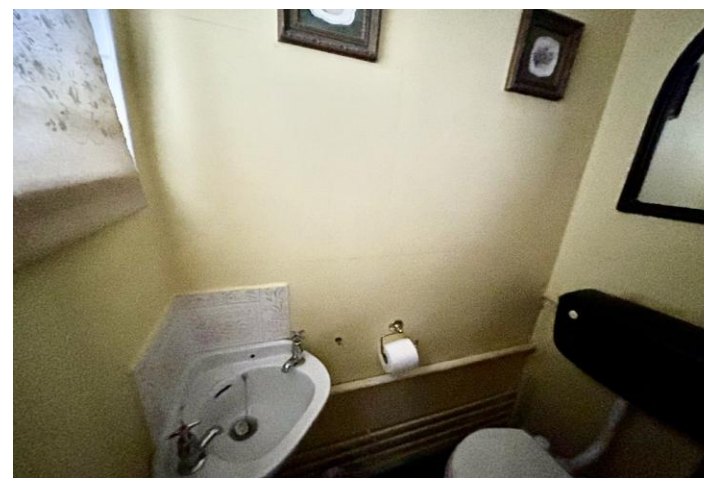
The property has been in the same ownership for a number of years and now offers the opportunity for the incoming purchaser to update the property to personal taste.

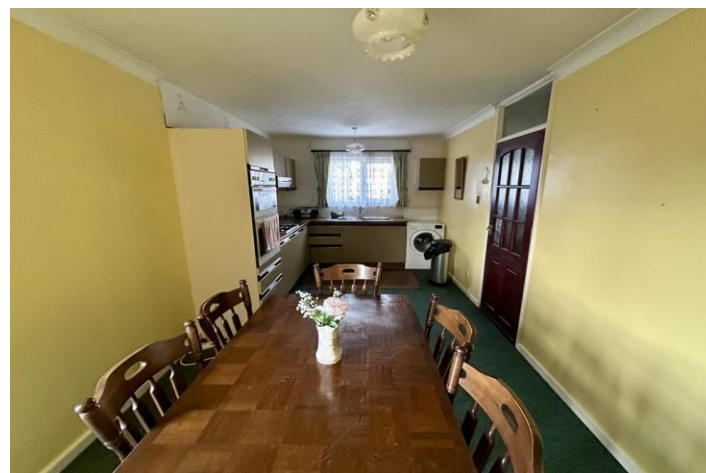
The accommodation is set on the original floorplan and offers an entrance lobby providing access to the hallway and storage area which has the potential to be developed to create a utility room or home office as is seen in neighbouring properties.

The generous size hallway has stairs leading to the first floor level and provides access to the remainder of the accommodation.

The useful ground floor WC has a vanity wash hand basin with splashback tiles and WC. The lounge is light and airy with patio doors providing access to the well maintained rear garden.

The kitchen/diner extends to a generous 18' in length and offers a range of fitted wall and base units with contrasting work surfaces, built in oven and hob and further provides ample space for a table and chairs. A single door provides access to the rear garden.





The first floor landing offers a built in cupboard, and grants access to the bedrooms and bathroom.

Bedrooms one and two are both doubles and bedroom three a single. Bedroom one has fitted wardrobes and enjoys views over Larsens Park. The bathroom presents with a white three piece suite comprising bath, pedestal wash hand basin and low flush WC.

Externally there is well maintained rear garden with views over Larsens park and there is a manageable front garden with well stocked shrub borders.

The property is realistically priced and early viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

6' 1" x 4' 6" (1.85m x 1.37m)

STORAGE AREA

8' 9" x 5' 10" (2.67m x 1.78m)

HALLWAY

18' 7" x 5' 11 Max" (5.66m x 1.8m)

GUEST WC

4' 6" x 2' 6" (1.37m x 0.76m)

KITCHEN/DINER

18' 2" x 9' 00" (5.54m x 2.74m)

LOUNGE

15' 4" x 11' 11" (4.67m x 3.63m)



FIRST FLOOR LANDING

11' 9" x 6' 00" (3.58m x 1.83m)

BEDROOM ONE

13' 2" x 8' 11" (4.01m x 2.72m)

BEDROOM TWO

12' 00" x 8' 11" (3.66m x 2.72m)

BEDROOM THREE

8' 11" x 8' 11 Max" (2.72m x 2.72m)

BATHROOM

9' 1" x 5' 5" (2.77m x 1.65m)

REAR GARDEN

CHARGES AND TENURE

Council Tax Epping Forest District Council band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

ELECTRICITY - Mains EON

WATER - Mains - Thames Water

SEWAGE - Mains - Thames

HEATING - Gas Central Heating British Gas

EPC ORDERED – TO FOLLOW

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