



- VIEWS OVER LARSENS PARK
- PRIVATE POSITION
- GARAGE
- GROUND FLOOR WC

## Rochford Avenue, Waltham Abbey, EN9 1SD

PRICE: £459,995 FREEHOLD

Situated in a private position adjacent to Larsens Park offering open views. Three bedroom semi-detached property with garage en bloc at rear. Excellent condition throughout. Through lounge. Ground floor WC. Fitted kitchen and modern bathroom. CHAIN FREE





## Property Description

Rochford Avenue is a highly regarded location on the edge of our historic town centre and adjacent to Larsens Park recreational space. This particular property is set in a secluded corner position with open views over the park and is accessed via a pedestrian walk way. The parking for the property is a garage-en-bloc which is set directly behind the property and there is further free on road parking on a first come first serve basis.

The property is beautifully maintained and the current owners have extended the property to the front in recent years to create a useful ground floor cloakroom/wc.

The ground floor offers an entrance hall with access to the remainder of the ground floor accommodation and stairs rising to the first floor. There is a guest cloakroom/wc, a good size dual aspect through lounge with dining space and access to the rear garden. The ground floor accommodation is completed with the modern quality fitted kitchen which presents with a full range of wall and base units with quartz work-surface incorporating eye level double oven, dishwasher and integrated fridge freezer.



The first floor presents with three bedrooms with both the two main bedrooms offering an extensive range of fitted wardrobe cupboards. Bedroom three is a traditional single room. The bathroom has been refitted in recent years and presents with a white suite and fitted cupboards.

Externally there is a fully enclosed rear garden which is predominately laid to lawn and the garden provides rear courtesy gate to the garage en bloc.

The front of the property offers a good size lawned front





garden with central path and is accessed via a pedestrian walk way.

A real feature of the property is its location being adjacent to Larsens Park and therefore benefitting from picturesque views from the first floor windows.

Being offered chain free early viewing is highly recommended.

#### **ACCOMMODATION IN BRIEF COMPRISES:**

##### **ENTRANCE PORCH**

7' 3" x 2' 11" (2.21m x 0.89m)

##### **CLOAKROOM/WC**

6' 0" x 2' 5" (1.83m x 0.74m)

##### **ENTRANCE HALL**

11' 6" x 5' 10" (3.51m x 1.78m)

##### **THROUGH LOUNGE**

24' 0" x 11' 7" (7.32m x 3.53m) Maximum measurements

##### **KITCHEN**

11' 7" x 8' 8" (3.53m x 2.64m)

##### **FIRST FLOOR LANDING**

7' 6" x 6' 11" (2.29m x 2.11m)

##### **BEDROOM ONE**

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

##### **BEDROOM TWO**

10' 7" x 10' 5" (3.23m x 3.18m) Maximum measurements

##### **BEDROOM THREE**

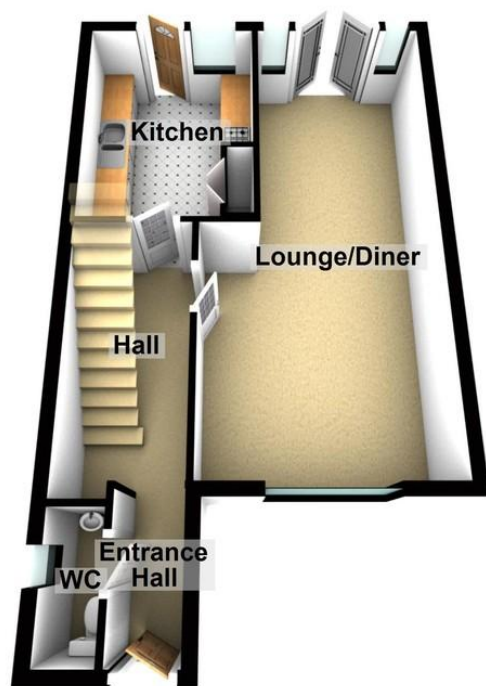
9' 8" x 6' 11" (2.95m x 2.11m)

##### **BATHROOM**

7' 8" x 5' 7" (2.34m x 1.7m)



**Ground Floor**



**First Floor**



**EXTERIOR**

**LONG FRONT GARDEN**

**ENCLOSED REAR GARDEN**

**GARAGE EN BLOC**

**CHARGES AND TENURE**

Title: Freehold

Charges: Council Tax Band D within Epping Forest

**UTILITIES**

Gas and Electricity - Mains Supply

Water - Mains Supply Thames Water

Broadband and Phone services - Available by choice

Flood risk - Very Low

Epc awaited

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

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto: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 are 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