



Walton Gardens, Waltham Abbey, EN9 1BL

- RIVERSIDE LOCATION
 - END OF TERRACE
 - THREE BEDROOMS
 - LOUNGE
- UNIQUE RIVERSIDE PROPERTY WITH POTENTIAL TO EXTEND (subject to usual planning consents). Three bedroom semi-detached with ground floor extension on a very large front side and rear plot. Parking for three vehicles.
- PRICE: £495,000 FREEHOLD**





Property Description

Excellent opportunity to purchase this unique riverside property set in an established cul-de-sac within the heart of the historic Waltham Abbey town centre.

Waltham Abbey is a 14th Century market town set around the Abbey Gardens and churchyard with a notable royal history and bi-weekly market.

This particular property is set on a large front, side and rear plot with extensive gardens and your own piece of the River Lea relief offering fabulous riverside views with the advantages of direct river access.

Additionally in our opinion there may be an opportunity to extend to the side of the property subject to the usual planning conditions.



Parking is granted to the property via a rear access and therefore this property benefits from personal gated parking for approximately three vehicles.

The property itself is well presented throughout offering a good size lounge leading into the sun room/dining area. The kitchen has a traditional feel with wooden wall and base units with composite work surfaces and breakfast bar. This is supported by the useful utility room with units complimenting the kitchen and additionally granting access to the guest cloakroom/wc.



The first floor offers three good size bedrooms with two doubles and a large single bedroom. The first floor family bathroom presents with a white suite comprising panelled bath with overhead shower and separate WC.

Externally the gardens are a real feature of the property with a large fenced front garden, substantial lawned rear and side gardens with family patio area and direct river access.

There is gated parking at the rear of the property accessed via Lea View providing parking for approximately 3 vehicles.



This is an unusual property offering an unique opportunity to secure an excellent family home with potential for further development.

The vendors are highly motivated to sell and therefore early viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

5' 9" x 4' 7" (1.75m x 1.4m)

LOUNGE

18' 3" x 10' 11" (5.56m x 3.33m)

SUN ROOM

11' 4" x 11' 4" (3.45m x 3.45m)

KITCHEN/BREAKFAST ROOM

17' 9" x 13' 10" (5.41m x 4.22m)

UTILITY ROOM

7' 11" x 6' 0" (2.41m x 1.83m)

CLOAKROOM/WC

5' 3" x 3' 6" (1.6m x 1.07m)

FIRST FLOOR LANDING

8' 9" x 4' 3" (2.67m x 1.3m)

BEDROOM ONE

11' 11" x 10' 8" (3.63m x 3.25m)

BEDROOM TWO

11' 11" (MAX) x 11' 0" (3.63m x 3.35m)

BEDROOM THREE

7' 11" x 7' 11" (2.41m x 2.41m)

BATHROOM

7' 9" (MAX) x 5' 5" (2.36m x 1.65m)

SEPARATE WC

4' 9" x 2' 4" (1.45m x 0.71m)

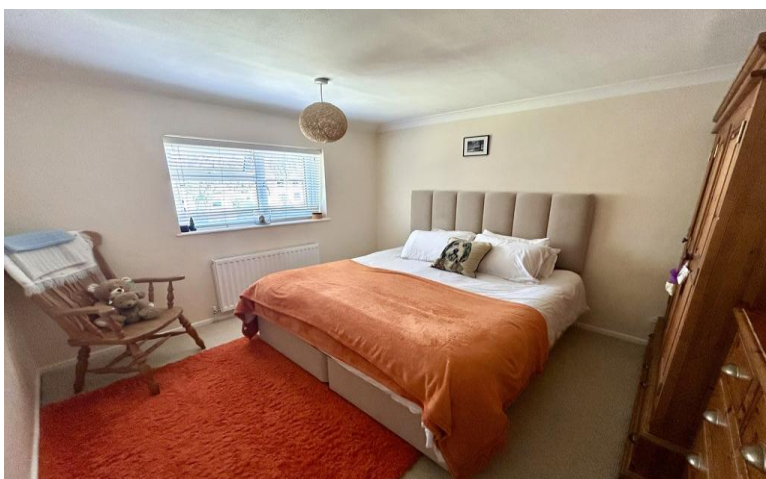
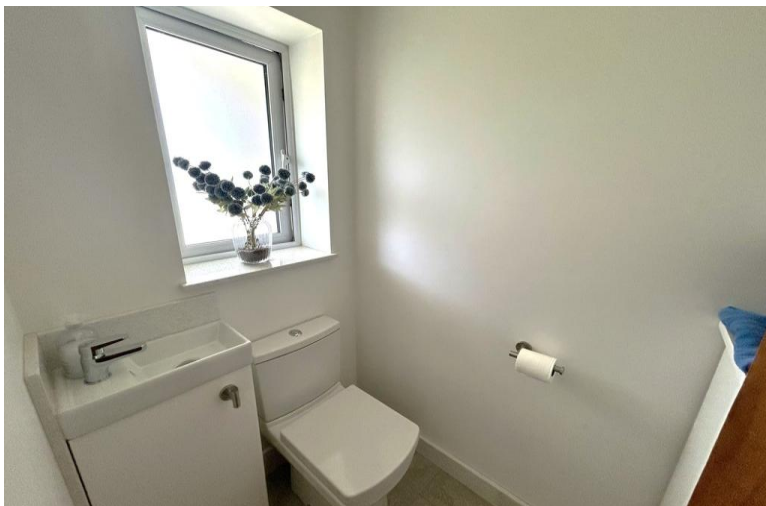
EXTERIOR

GARDENS

Large plot covering front side and rear aspects

PARKING

Gated parking at rear of property





TENURE AND CHARGES

Tenure Freehold

Council Tax - Band D Epping Forest District Council

UTILITIES AND SERVICES

Electricity - mains supply - Scottish power

Water and Sewage - Mains supply - Thames Water

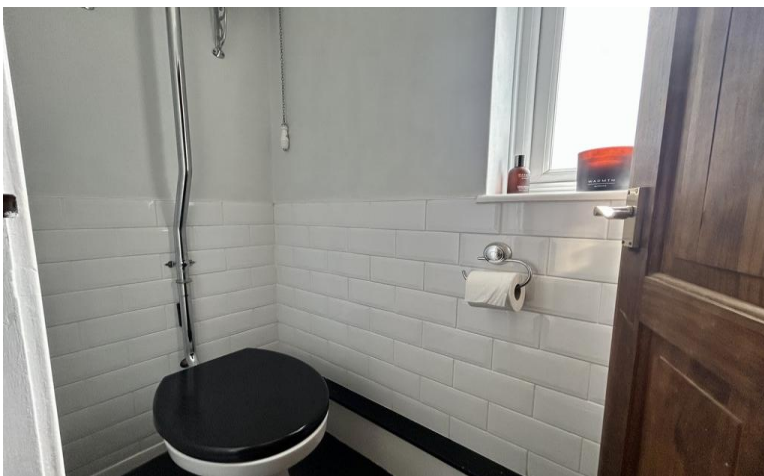
Heating - Mains Gas - Scottish Power

Broadband currently with Virgin Fibre

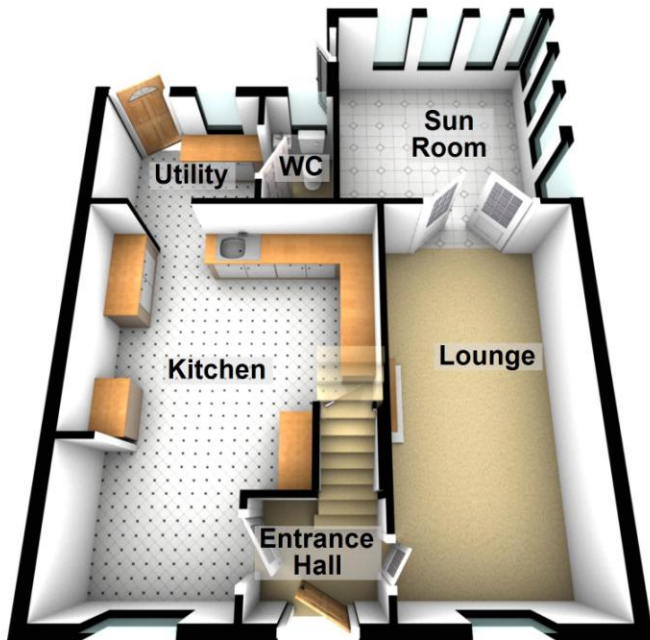
Mobile Coverage - Varying providers are available - good services



FLOOD RISK - LOW



Ground Floor



First Floor



EPC ORDERED – TO FOLLOW

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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 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