



Thaxted Way, Waltham Abbey, EN9 1LQ

- SEMI DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- LARGE KITCHEN/DINER
- CONSERVATORY

Large FIVE DOUBLE BEDROOM semi-detached property set over three floors with good size garden and parking for approx. 4-5 cars. Two reception rooms, conservatory, kitchen/diner, utility room and ground floor WC. Two bathrooms. Well maintained throughout. CHAIN FREE. Well located for town centre, schools and transport links.

PRICE: £810,000 FREEHOLD





Property Description

Very large FIVE DOUBLE BEDROOM semi-detached property which extends over approx. 151 square meters ideally located in a popular location opposite an open central green and walking distance of schooling for all ages.

This particular property has been sensitively extended to provide excellent family home with extensive living accommodation set over three floors.

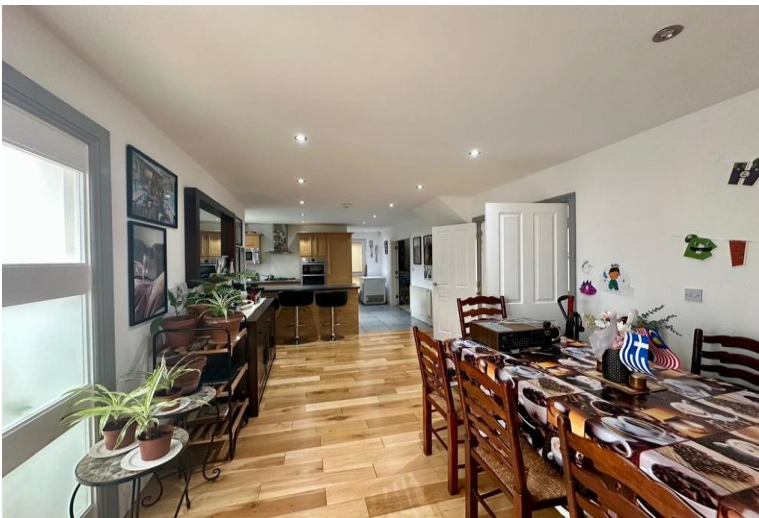
The ground floor offers a large entrance hall with stairs ascending to the first floor level. There is a large reception room which faces the front aspect accessed via double doors. The rear of the property offers the main living areas with a huge kitchen/diner which extends the full width of the property and presents with a modern fitted kitchen area with a large dining space. This is supported by the useful utility room with complementing range of units and





access to the guest cloakroom/wc. Additionally there is a second reception room accessed from the kitchen area which is an excellent snug/family room. And to complete the ground floor there is a custom built conservatory with pitched roof.

The first floor grants access to the second floor level via a formal staircase. The three bedrooms on this floor are all double bedrooms with the master bedroom offering a personal en-suite shower room. Additionally on this level is a large four piece family bathroom with bath, freestanding shower cubicle, wash hand basin and low flush WC.



The top floor offers two double bedrooms with attractive double bedrooms and some level of restricted head height as is usual within a loft conversion. Bedroom five benefits from an en-suite WC.

Externally there is a good size rear garden which is predominately laid to lawn with well stocked flower and shrub borders.

The front of the property has been professionally laid to briquettes providing off road parking for 4-5 vehicles.

The seller is committed to moving and is offering the property chain free, therefore early viewing is recommended.





ACCOMMODATION IN BRIEF COMPRISES:

PORCH

7' 1" x 3' 6" (2.16m x 1.07m)

ENTRANCE HALL

11' 7" x 9' 1" (3.53m x 2.77m)

STUDY

11' 3" x 10' 4" (3.43m x 3.15m)

KITCHEN/DINER

36' 00 Max" x 14' 2 Max" (10.97m x 4.32m)

LOUNGE

14' 1" x 13' 8" (4.29m x 4.17m)

CONSERVATORY

17' 4" x 19' 5" (5.28m x 5.92m)

UTILITY

6' 00" x 4' 8" (1.83m x 1.42m)

GUEST WC

4' 8" x 3' 2" (1.42m x 0.97m)



FIRST FLOOR LANDING

21' 8" x 6' 4" (6.6m x 1.93m)

BEDROOM ONE

16' 6" x 11' 8" (5.03m x 3.56m)

ENSUITE SHOWER

7' 11" x 5' 1" (2.41m x 1.55m)

BEDROOM TWO

13' 10" x 10' 8" (4.22m x 3.25m)

BEDROOM THREE

13' 10" x 10' 6" (4.22m x 3.2m)

BATHROOM

13' 8" x 8' 5" (4.17m x 2.57m)



SECOND FLOOR LANDING

10' 6" x 2' 8" (3.2m x 0.81m)

BEDROOM FIVE

16' 9 Max" x 14' 5 Max" (5.11m x 4.39m)

BEDROOM SIX

18' 4 Max" x 13' 10" (5.59m x 4.22m)



EXTERIOR

GOOD SIZE REAR GARDEN

PARKING TO FRONT



CHARGES

Council Tax Epping Forest District Council Band E

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EON Next

Water - Mains- Thames Water

Sewage - Thames Water

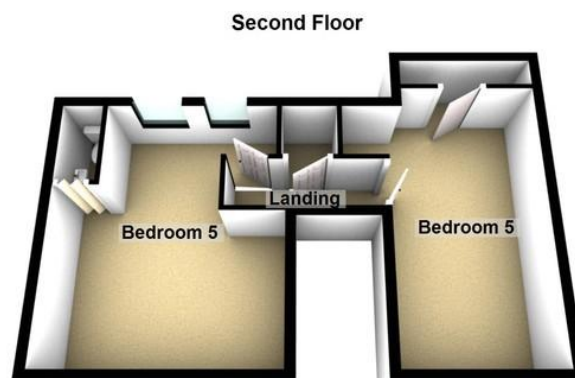
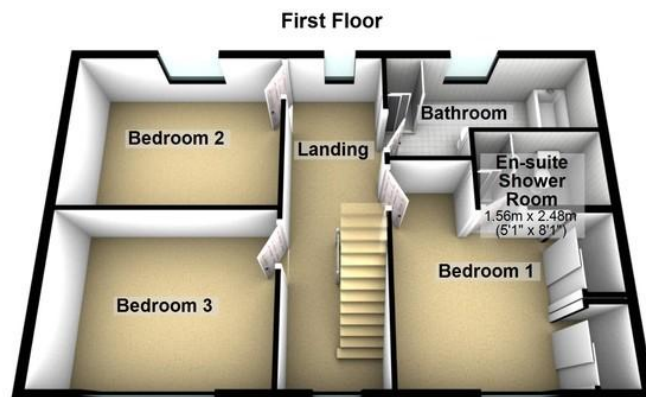
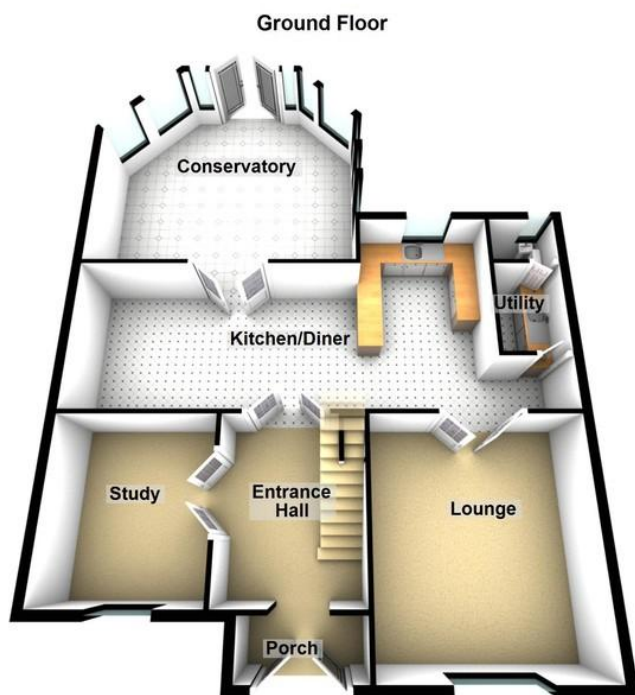
Heating - Gas Central Heating - Eon Next

Broadband - Virgin Media

Mobile Signal - EE Vodafone Three O2

Flood Risk - Very Low





EPC 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 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