



- SEMI DETACHED COTTAGE
- TWO/THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Greenfield Street, Waltham Abbey, EN9 1HJ

PRICE: £375,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this 2/3 bedroom semi detached property walking distance of the town centre and local amenities. Through lounge/diner. Fitted kitchen with appliances. Modern ground floor bathroom. Tidy rear garden with astroturf lawn. Excellent first time purchase. Internal viewing recommended.



Property Description

Greenfield street is located in the heart of the town centre within walking distance of the historic Market Square with an array of shops, eateries and bi-weekly market.

The picturesque Abbey Gardens and Larsens Park are close by for recreational activities.

Junction 26 of the M25 motorway is within easy reach, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access to central London.

The property itself is an attractive Victorian style cottage semi-detached property surrounded by similar type housing.

On entering the property there is a good size through lounge/diner with laminated flooring, base cupboard and stairs leading to the first floor level. At the rear of the lounge access is granted to the kitchen which presents with a range of cream high gloss wall and base units with contrasting work surfaces, built in oven and hob, with freestanding appliances which include a washing machine, fridge and freezer.

The kitchen provides access to the ground floor bathroom, rear garden and side pedestrian alleyway which we understand shares access with the neighbouring property.

The bathroom is mainly tiled with a modern three piece suite with a P-shape bath, vanity wash basin with cupboard beneath and close coupled WC.

The first floor accommodation comprises three bedrooms, the master bedroom overlooks the front aspect, bedroom





two overlooks the rear and provides access to bedroom three which can offers a variety of uses depending on lifestyle. It is fully functional as an interconnecting bedroom but could be utilised as a dressing room, home office or similar.

Externally the rear garden is part paved with artificial lawn areas with rear pedestrian access.



LOUNGE/DINER

22' 4" x 11' 4" (6.81m x 3.45m)

KITCHEN

13' 1" x 8' 2" (3.99m x 2.49m)

GROUND FLOOR BATHROOM

8' 10" x 5' 4" (2.69m x 1.63m)

FIRST FLOOR

BEDROOM ONE

11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM TWO

10' 2" x 8' 10" (3.1m x 2.69m)

BEDROOM THREE

8' 11" x 5' 4" (2.72m x 1.63m)

REAR GARDEN



UTILITIES AND SUPPLIERS

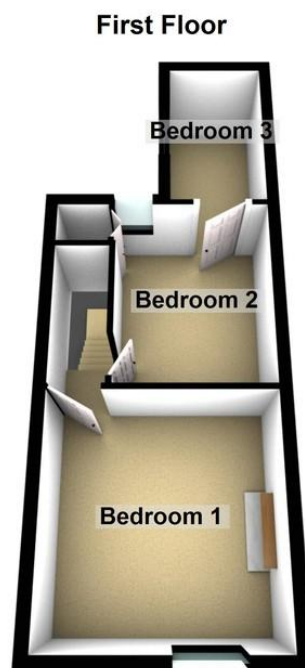
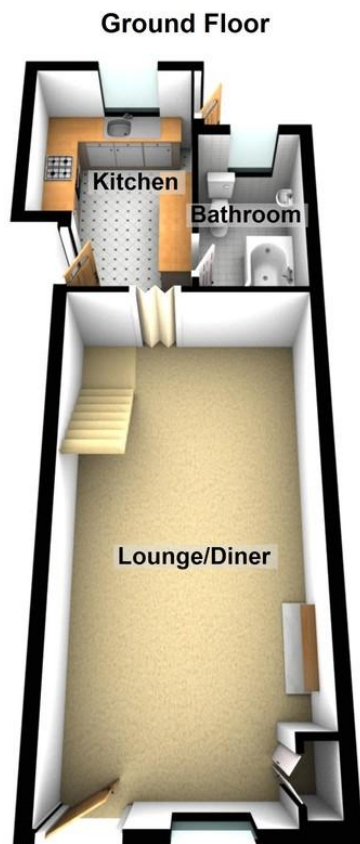
Electricity Mains - EDF Energy

Water Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband and Speed - Basic 13 Mbps Superfast 80 Mbps



Ultrafast 1000 Mbps

Mobile Signal and Coverage - Vodafone EE THREE O2

Flood Risk - Very Low

TENURE AND CHARGES

Council Tax - Epping Forest District Council Band C

Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		

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