



- FOUR BEDROOM PROPERTY
- CHAIN FREE
- KITCHEN/DINER
- HIGHLY REGARDED DEVELOPMENT

Old Oaks, Waltham Abbey, EN9 1TJ

Being offered chain free an opportunity to purchase this four bedroom terrace residence situated on a modern development. The property is within easy access of the town centre, schools and local amenities. Lounge, kitchen/diner, rear garden, allocated parking, Internal viewing recommended.

PRICE: £450,000 FREEHOLD



Property Description

Old Oaks is a popular modern development being within easy access of local schools and leisure/sports centre. The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops, eateries and bi-weekly market are within easy access. The picturesque Abbey Gardens are within reasonable walking distance for those recreational purposes.

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 motorway is also within access.

The accommodation in general comprises an entrance hall providing access to the lounge/diner which has laminated flooring, stairs to the first floor landing and French doors leading through to the kitchen, which has a range of fitted wall and base units with contrasting work surfaces and providing access to the rear garden.

The first floor level comprises a landing providing access to bedrooms and bathroom.

Bedrooms one and two are both double rooms and overlook the front and sales aspects respectively. Bedroom three is a single and overlooks the front.

A fully tiled bathroom with a modern three piece suite complete this level.

Bedroom four/loft room is light and airy with a velux windows to the front and rear aspects and has a built in wardrobe.





The rear garden has been designed to be low maintenance being mainly paved with artificial lawn areas and wooden fencing.

One allocated parking space.

THE ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

5' 7" x 3' 5" (1.7m x 1.04m)

LOUNGE

19' 3" x 14' 8" (5.87m x 4.47m)

KITCHEN/DINER

14' 7" x 10' 3" (4.44m x 3.12m)

FIRST FLOOR LANDING

11' 5" x 6' 5" (3.48m x 1.96m)

BEDROOM ONE

12' 8" x 9' 7" (3.86m x 2.92m) To Fitted Wardrobes

BEDROOM TWO

10' 9" x 7' 8" (3.28m x 2.34m)

BEDROOM THREE

7' 4" x 6' 5" (2.24m x 1.96m)

BATHROOM

7' 7" x 8' 00" (2.31m x 2.44m)

BEDROOM FOUR/LOFT ROOM

18' 4" x 14' 7 Max" (5.59m x 4.44m)

REAR GARDEN

ALLOCATED PARKING SPACE

Located directly in front of the property

CHARGES AND TENURE

Freehold Title

Council Tax Band B - Epping Forest District Council

Maintenance Charges - £25.00 pcm

UTILITIES AND SUPPLIERS

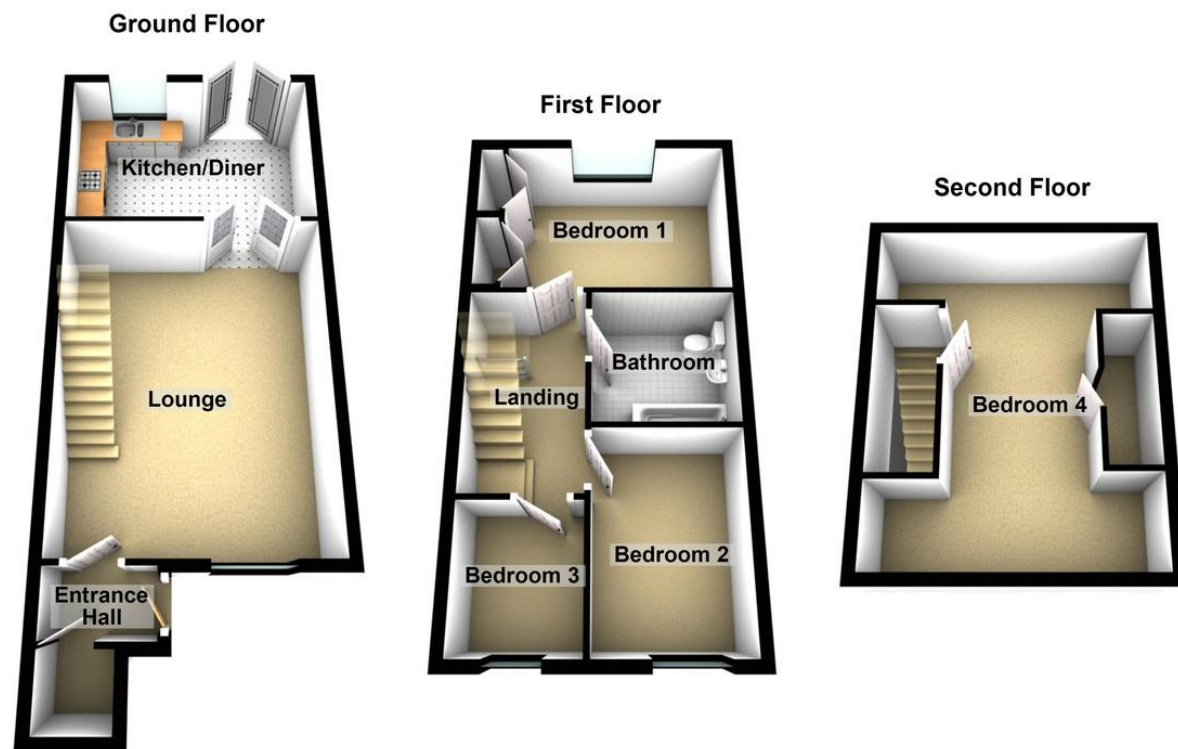
Electricity Mains Supply - British Gas

Water and Sewage - Mains Supply - Thames Water

Gas - Mains Supply - British Gas

Broadband - Currently with Sky

Mobile - Vendor currently with EE



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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 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