



- SEMI DETACHED BUNGALOW
- ONE BEDROOM
- LOUNGE
- CONSERVATORY

Newteswell Drive, Waltham Abbey, EN9 1QF

PRICE: £299,995 FREEHOLD

Rainbow Estate Agents present to the market this one bedroom bungalow being within easy access of local amenities and benefiting from a conservatory and refurbished shower room. The property would make a suitable first time purchase or for those looking to downsize. An internal viewing is strongly advised.



Property Description

Newteswell Drive is a popular turning being within easy access of local amenities.

The town centre with its historic Market Square with a variety of shops and eateries and bi-weekly market is within easy access.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The picturesque Abbey Gardens and Lea Valley Regional Park are also within easy reach for those recreational activities.

The property would make suitable first time purchase or ideal for those looking to downsize.

The accommodation in general comprises an entrance hall with two built in cupboards (one housing the central heating boiler) and provides access to the lounge, bedroom and shower room.

The lounge is light and airy and overlooks the front aspect with a door leading to the conservatory which provides access to the rear garden.

The kitchen has a range of fitted wall and base units with contrasting work surfaces with space for appliances and small table and chairs, and is accessed from the lounge.

A generous size bedroom has a fitted wardrobe and overlooks the rear.

A recently refurbished shower room is fully tiled and





comprises a walk in shower enclosure, close coupled WC and wash hand basin

The rear garden is mainly paved with rear pedestrian access.

The front garden has decorative slate chippings with picket fencing and own drive with parking for one vehicle.

ENTRANCE HALL

7' 10" x 5' 9 Max" (2.39m x 1.75m)

LOUNGE

14' 7" x 11' 2" (4.44m x 3.4m)

CONSERVATORY

7' 8" x 9' 3" (2.34m x 2.82m)

KITCHEN

14' 8" x 10' 10 Max" (4.47m x 3.3m)

BEDROOM

14' 7Max" x 9' 6" (4.44m x 2.9m)

SHOWER ROOM

6' 8" x 5' 6" (2.03m x 1.68m)

REAR GARDEN

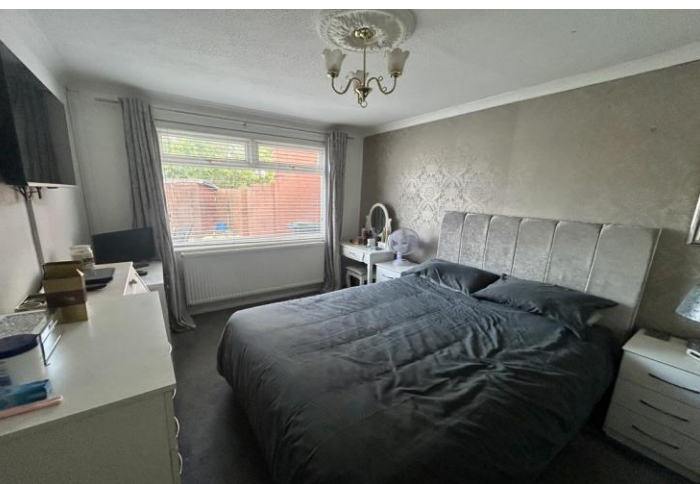
PARKING FOR ONE VEHICLE

CHARGES

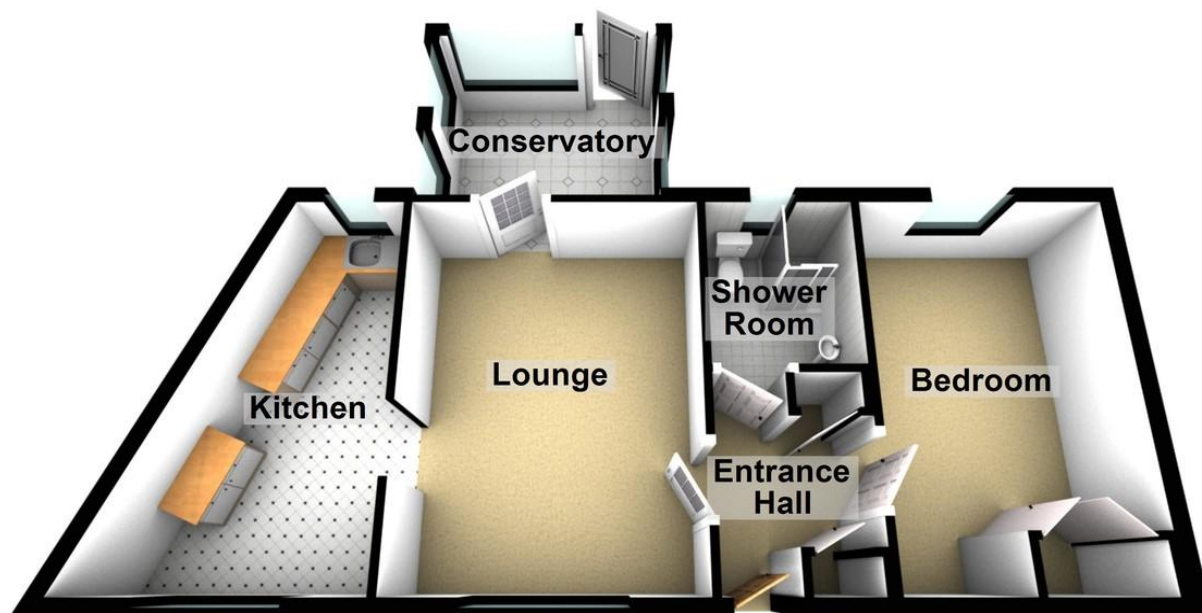
Council Tax Epping Forest District Council Band B
Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity -Mains - British Gas
Water - Mains - Thames Water
Sewage - Mains - Thames Water
Heating - Gas Central Heating - British Gas
Broadband - SKY
Mobile Signal Vodafone three EE O2



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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