



- TERRACE BUNGALOW
- ONE BEDROOM
- LOUNGE
- FITTED KITCHEN

Willinghall Close, Waltham Abbey, Essex, EN9 1PW

PRICE: £320,000 FREEHOLD

Being offered CHAIN FREE and situated within a sought after cul de sac an opportunity to purchase this one bedroom terrace bungalow with good size rear garden and allocated parking space. The property is within easy access of the town centre. An internal viewing is strongly recommended.



Property Description

Willinghall Close is a popular cul de sac being within easy access of local amenities and bus stops.

The town centre with its historic Market Square and array 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.

Junction 26 of the M25 motorway is within easy reach.

For recreational purposes you have the picturesque Abbey Gardens and Lea Valley Regional Park.

The property is discreetly nestled at the rear of a cul de sac and would make a suitable first time purchase, or for those looking to downsize.

Accommodation in general comprises an entrance hall, with two built in cupboards and provides access to the lounge, bedroom and shower room.

A dual aspect lounge is light and airy with laminated flooring with patio doors leading to the rear garden.

The kitchen has a range of base units with contrasting work surfaces and built in oven, hob and extractor hood. There is space for a small table and chairs and patio doors leading to the rear garden.

The shower room is fully tiled comprising a shower enclosure, low level WC with concealed cistern, vanity wash





hand basin with cupboard beneath and a chrome effect ladder radiator.

A generous size bedroom with laminated flooring and overlooking the rear garden complete the interior.

Externally there is a generous size rear garden with full width paved stone patio, with the remainder being mainly laid to lawn with a variety of shrubs and rear pedestrian access.

One allocated parking space.

ACCOMODATION IN GENERAL COMPRISES

ENTRANCE HALL

7' 10" x 5' 10" (2.39m x 1.78m)

LOUNGE

15' 2" x 11' 2" (4.62m x 3.4m)

KITCHEN

15' 5" x 12' 00 Max" (4.7m x 3.66m)

BEDROOM

14' 9" x 9' 6" (4.5m x 2.9m)

SHOWER ROOM

6' 9" x 5' 10" (2.06m x 1.78m)

REAR GARDEN



ALLOCATED PARKING SPACE

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

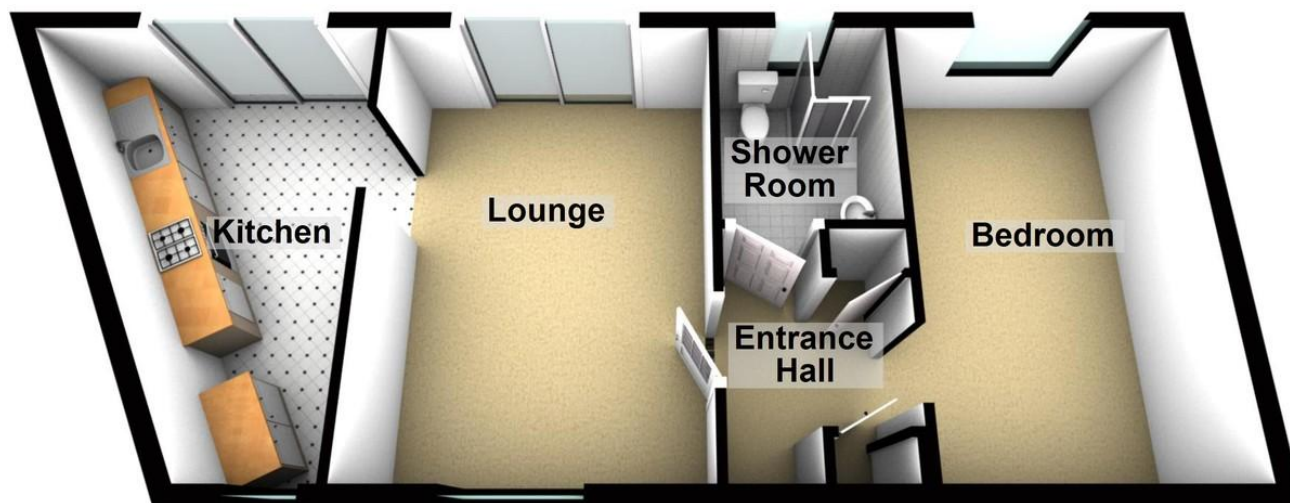
Heating - Gas Central Heating British Gas

Broadband (None at property)

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please check above this graph for current and potential energy ratings.

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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.