



- DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- KITCHEN

## Horseshoe Close, Waltham Abbey, EN9 3RX

PRICE: £440,000 FREEHOLD

Situated within a cul de sac on the popular Abbeyfields development an opportunity to purchase this three bedroom detached residence being in need of some updating. The property benefits from a conservatory and garage. Being offered CHAIN FREE an internal viewing is highly recommended.





## Property Description

Horseshoe Close is a cul de sac situated on the popular Abbeyfields development being within easy access of local schools and within easy reach of the M25 motorway for links to the M11 and A10 intersections.

The town centre with its historic Market Square and pedestrianised Sun Street with a host of shops and eateries and bi-weekly market are within easy access.

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

High Beach and Epping Forest are within a short drive for those recreational purposes.

The property itself is a three bedroom detached residence with a garage to the side being in need of some updating and would suit those looking to put their own mark on a property.

The accommodation to the ground floor comprises an L-shape hallway with a built in storage cupboard and providing access to the lounge, kitchen and guest WC.

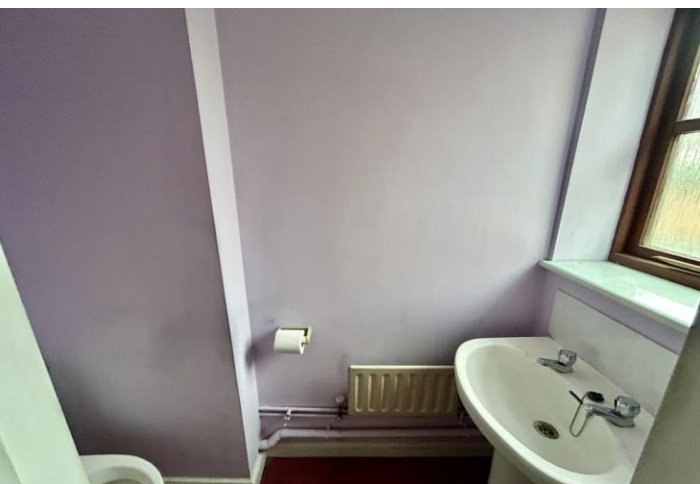
A spacious lounge overlooks the rear with patio doors providing access to the conservatory with double glazed doors leading to the rear garden.

The kitchen also overlooks the rear and has a range of fitted wall and base units with contrasting work surfaces and built in oven and gas hob.

A ground floor cloakroom with close coupled WC and wash







hand basin complete the ground floor.

Accommodation to the first floor comprises two double bedrooms which both overlook the rear and a single room which overlooks the front.

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

The rear garden comprises a paved stone patio area, the remainder being laid to lawn with a personal door to the garage which has an up and over door with power and light with parking for one vehicle to front.

#### **L-SHAPE HALLWAY**

#### **LOUNGE**

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

#### **KITCHEN**

7' 8" x 8' 4" (2.34m x 2.54m)

#### **CONSERVATORY**

9' 1" x 7' 8" (2.77m x 2.34m)

#### **GUEST WC**

6' 9" x 2' 7 Max" (2.06m x 0.79m)

#### **LANDING**

#### **BEDROOM ONE**

11' 6" x 7' 9" (3.51m x 2.36m)

#### **BEDROOM TWO**

12' 00 Max" x 7' 9" (3.66m x 2.36m)

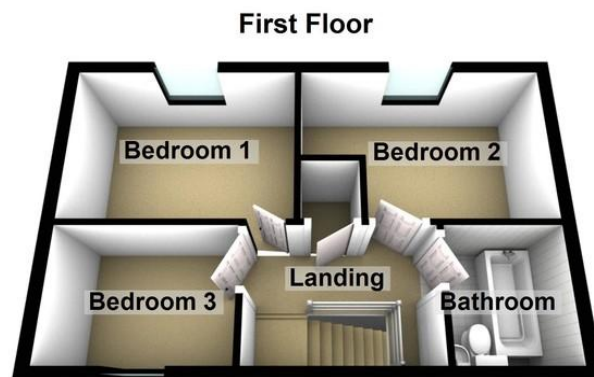
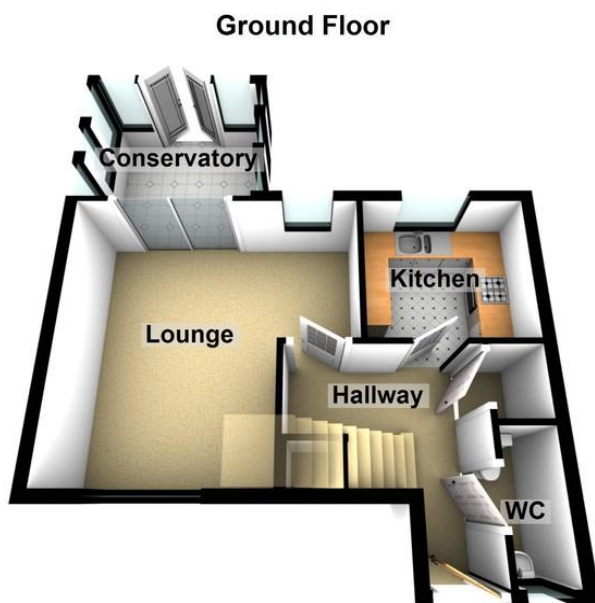
#### **BEDROOM THREE**

8' 6" x 6' 2" (2.59m x 1.88m)

#### **BATHROOM**

6' 4" x 5' 5" (1.93m x 1.65m)

#### **EXTERIOR**



## REAR GARDEN

## GARAGE

17' 1" x 8' 7" (5.21m x 2.62m)

## PARKING FOR ONE VEHICLE

## TENURE AND CHARGES

Council Tax Epping Forest District Council Band E

Tenure - Freehold

## UTILITIES AND SUPPLIERS

Electricity - Mains - EDF Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - (Property is vacant) Various providers

Mobile Signal - Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	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