



- BACKS ONTO RIVER
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- FITTED KITCHEN

Flagstaff Close, Waltham Abbey, EN9 1JB

£429,995

ENJOYING DIRECT RIVER VIEWS TO THE REAR we offer this modern three bedroom terrace property. Walking distance of our Historic town centre, Abbey Church and gardens and additionally easy access of Waltham Cross mainline BR station. Two parking spaces, pretty cul-de-sac location. **VIEWING RECOMMENDED**



Property Description

Flagstaff Close is an attractive cul- de- sac situated on the highly regarded Powdermill development, being within walking distance of the historic town centre with the renowned Abbey Church and the acres of protected gardens and the pedestrianised town centre with its bi-weekly market and extensive local amenities.

Waltham Cross mainline BR station is also within easy access providing a direct route into London Liverpool Street. The Lea Valley Regional park and the Olympic white water rafting centre for those wishing to pursue recreational activities are close by.

The property enjoys approximately 731Sq Ft of comfortable living accommodation arranged over two levels. Naturally a main feature of this property is the stunning rear aspect with direct views over the River Lea relief.

The ground floor comprises an entrance hall, with stairs leading to the first floor level and door leading through to the lounge, which is light and airy and overlooks the front aspect with a Juliett balcony.

The kitchen which is accessed from the lounge has a range of White high gloss wall and base units with quartz style work surfaces and integrated appliances and a built in under-stairs storage cupboard. A double glazed window and double glazed French style doors lead onto the rear garden with river views.

The first floor accommodation comprises a master bedroom with fitted wardrobes and a built in cupboard, overlooking the front aspect.

Bedrooms two and three, a single and a double both





overlook the rear aspect while a fully tiled bathroom and landing with loft access complete this level.

The rear garden is in three tiers, with a feature paved stone patio leading to the lawn area with feature flowerbed leading to the lower tier which is timber decked with a wrought iron balustrade overlooking the river, a beautiful setting to enjoy those warm balmy evenings.

Two parking spaces to the front complete this property.



ENTRANCE HALL

5' 6" x 4' 4" (1.68m x 1.32m)

LOUNGE/DINER

15' 11" x 11' 6 Max" (4.85m x 3.51m)

KITCHEN

14' 9" x 10' 1" (4.5m x 3.07m)

LANDING

8' 4" x 7' 7" (2.54m x 2.31m)

BEDROOM ONE

12' 9" x 9' 11 Max" (3.89m x 3.02m)

BEDROOM TWO

9' 2" x 7' 00" (2.79m x 2.13m)

BEDROOM THREE

7' 5" x 7' 7" (2.26m x 2.31m)

BATHROOM

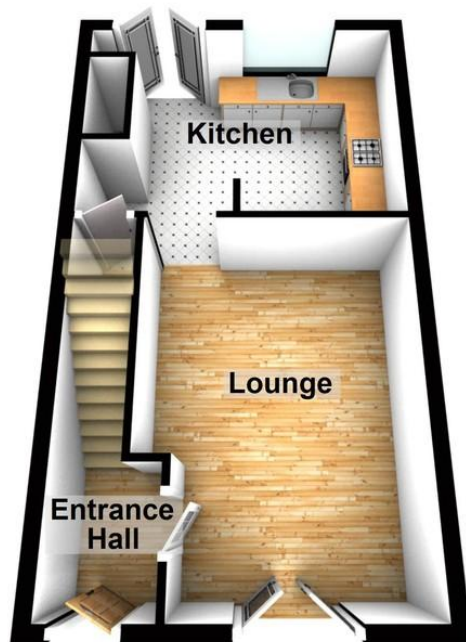
6' 11" x 6' 4" (2.11m x 1.93m)

REAR GARDEN

PARKING TO FRONT



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	77 c
55-68	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