



- CHARACTER HALLS ADJOINING SEMI
- LONG REAR GARDEN
- PARKING AND CAR PORT
- THREE DOUBLE BEDROOMS

Farm Hill Road, Waltham Abbey, EN9 1NE

PRICE: £465,000 FREEHOLD

Imposing halls adjoining semi-detached character property set a short flat walk from the historic town centre and its associated amenities including the picturesque Abbey gardens and church. Large Garden, Parking and carport. CHAIN FREE



Property Description

Attractive character halls adjoining semi-detached property set a short flat walk from the historic town centre and all its associated facilities. Waltham Abbey town centre is a 14th century market town with a pedestrianised High Street and adjacent to the renowned Abbey Gardens and historic Abbey Church. For the commuter Waltham Abbey is well placed for easy access to the M25 intersection and Waltham Cross BR station is within reasonable distance offering a direct service to London Liverpool Street.

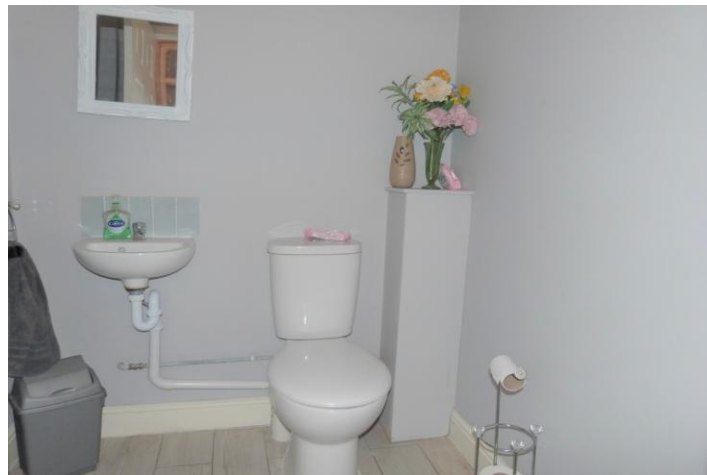
This particular property dates back to approximately 1920's and is an imposing property with many character features including the high ceilings, bay windows and panelled internal doors.

The accommodation is well planned and offers large through lounge which extends to approximately 27' in length with a bay window to the front aspect. The 18' kitchen breakfast room has been recently refitted and offers an extensive range of fitted wall and base units with space for a breakfast table and chairs. In recent years the family have made an excellent addition of a ground floor wc and utility area which completes the ground floor.

To the first floor there is a an attractive split level landing with a decorative balustrade which gives access to the three double bedrooms and recently refitted family bathroom with white suite.

A real feature of the property is the garden which extends to approximately 80' in depth and has a pleasant aspect overlooking the attractive red brick Methodist church.





Parking is provided to the front aspect with a private drive which gives access to the side car port.

Being offered chain free viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

7' 06" x 3' 54" (2.29m x 2.29m)

LOUNGE/DINER

27' 14" x 19' 98" (8.59m x 8.28m)

KITCHEN

18' 2" x 10' 4" (5.54m x 3.15m)

UTILITY ROOM

7' 7" x 5' 1" (2.31m x 1.55m)

GROUND FLOOR W/C

5' 4" x 4' 9" (1.63m x 1.45m)

FIRST FLOOR

ATTRACTIVE SPLIT LEVEL LANDING

BEDROOM ONE

15' 74" x 12' 6" (6.45m x 3.81m) UP TO WARDROBES

BEDROOM TWO

11' 4" x 10' 6" (3.45m x 3.2m)

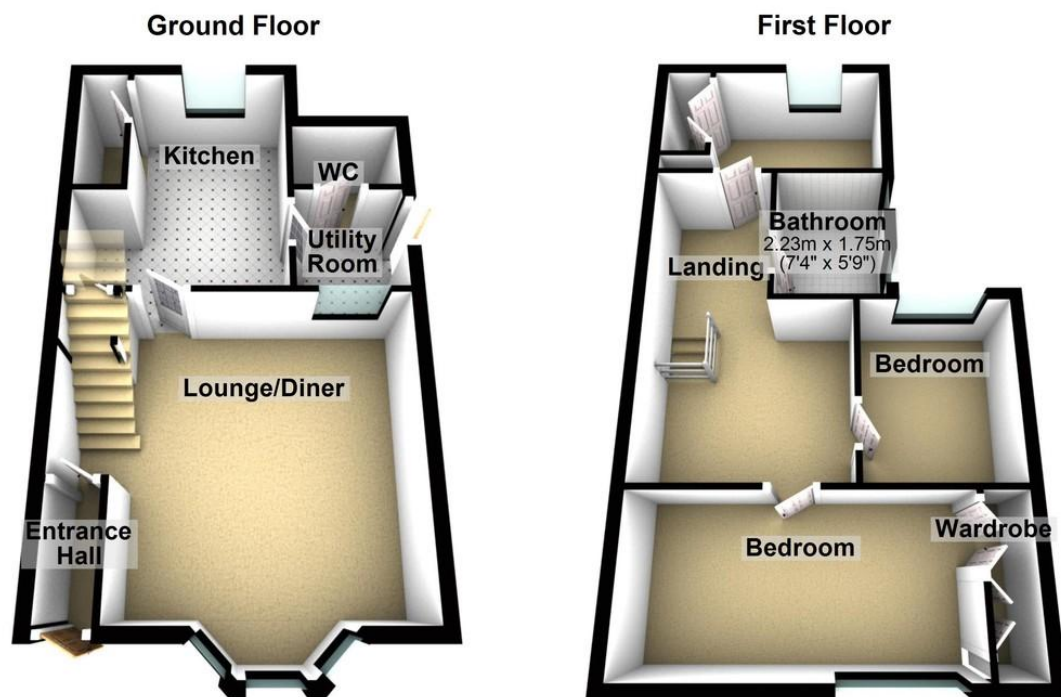
BEDROOM THREE

10' 6" x 9' 4" (3.2m x 2.84m)

BATHROOM

8' 3" x 6' 7" (2.51m x 2.01m)





EXTERIOR

REAR GARDEN

80' 0" x 0' 0" (24.38m x 0m) Long rear garden which extends to approximately 80' in depth. Large family patio area and pleasant rear aspect over picturesque red brick church.

CAR PORT

Side car port accessed via front personal drive

OFF ROAD PARKING

Currently for one vehicle but potential to create more parking if required.

EPC TO FOLLOW

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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