

Daniel
Frank





57 Newteswell Drive Waltham Abbey, EN9 1QF

A beautifully presented, three-bedroom end-of-terrace home.

On the ground floor, you'll be welcomed by a bright, modern kitchen/diner, a spacious reception room that seamlessly opens onto the garden, and a convenient downstairs shower room.

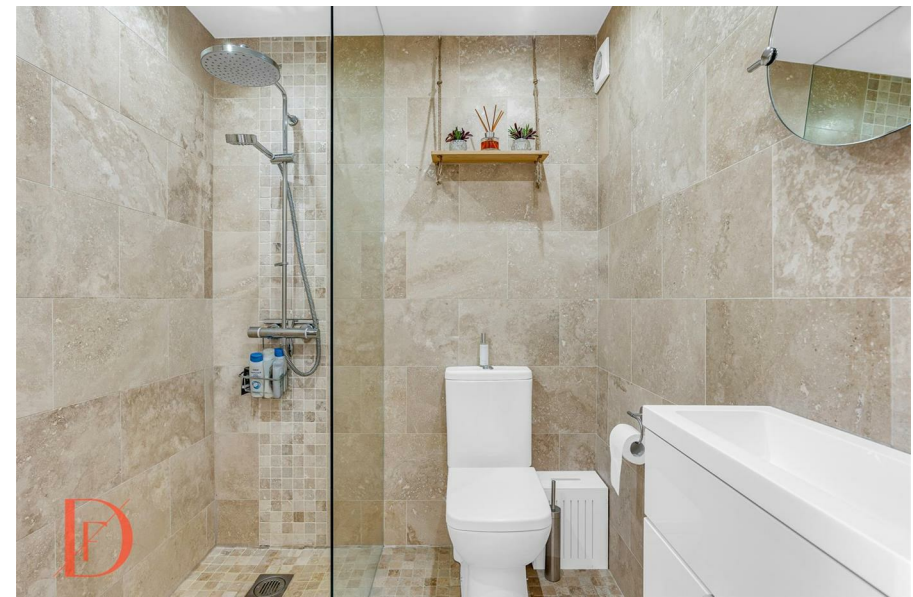
Upstairs, the home features three light-filled, generously proportioned double bedrooms, an office, and a stylish family bathroom, completing the upper level.

The property offers the advantage of off-street parking, complete with an electric charging point. Additionally, it features solar panels, which significantly contribute to lowering electricity costs.

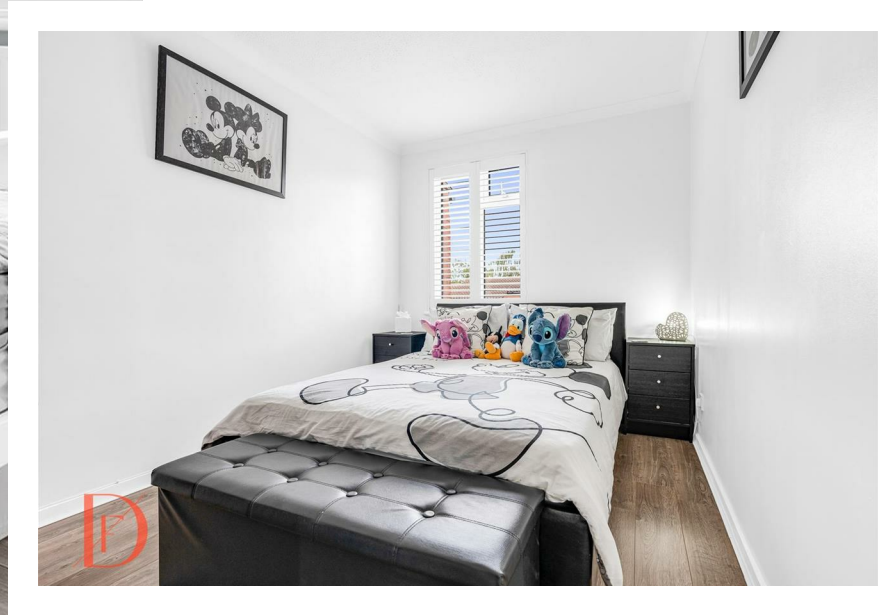
Situated in the highly desirable Waltham Abbey area, this property benefits from its proximity to local schools and excellent transport links, making it an ideal choice for both commuters and families.

Tenure Freehold
Council Epping Forest





Your Next Chapter

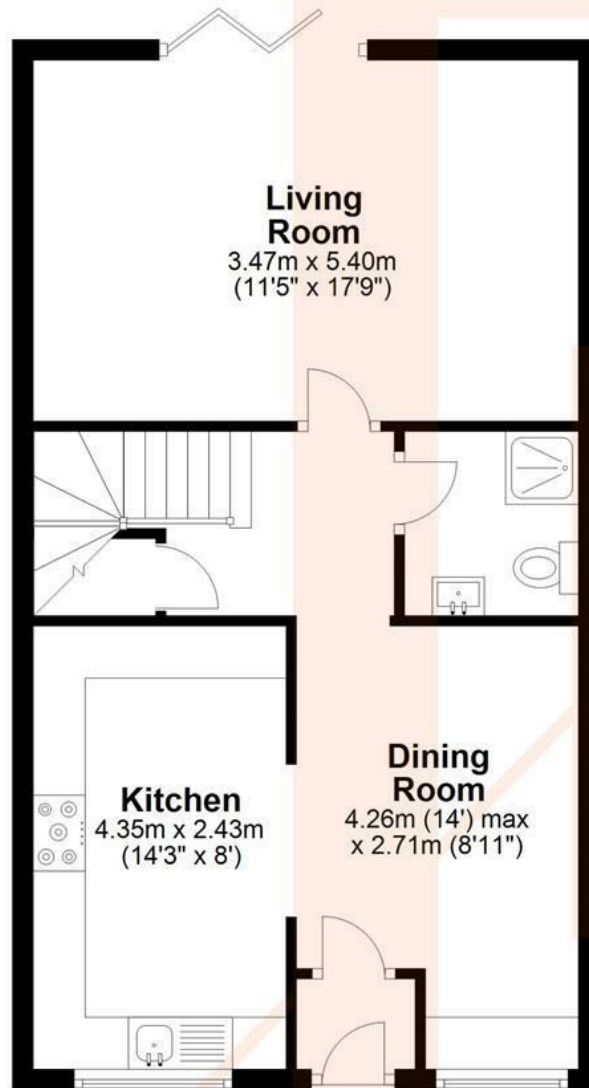


Your Next Chapter



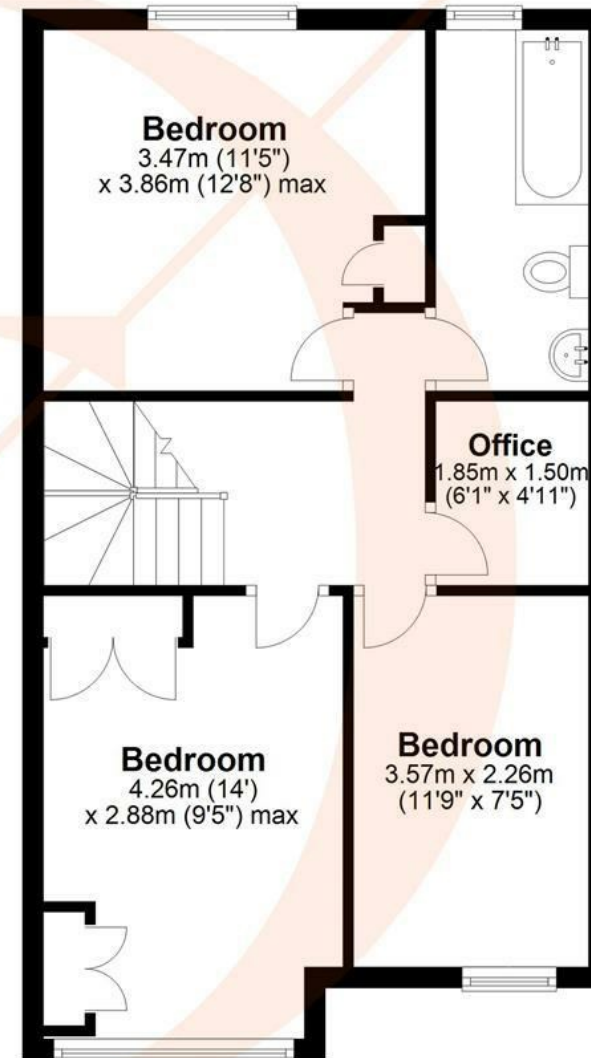
Ground Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



First Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY WALTHAM ABBEY?

Waltham Abbey is steeped in history, with the famous Waltham Abbey Church dating back to the 12th century. The town's historical heritage adds a sense of character and charm to the area. The town is surrounded by picturesque countryside and green spaces, making it an ideal location for those who enjoy outdoor activities and nature. Epping Forest, for instance, is nearby and offers a wealth of recreational opportunities. Waltham Abbey enjoys good transportation links. It's well-connected to London by road and public transportation, making it feasible for both work and leisure activities in the city. While being a peaceful and residential area, Waltham Abbey is still within proximity to urban amenities. This balance can be appealing to individuals and families who seek a more relaxed living environment without sacrificing access to necessary services. Waltham Abbey offers a range of amenities such as shops, restaurants, schools, and healthcare facilities, providing convenience and essential services to residents. The town boasts cultural attractions, leisure facilities, and local events, contributing to a diverse range of entertainment options for residents.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

