

Daniel
Frank





50 Honey Lane Waltham Abbey, EN9 3BS

Guide price: £500,000 -£525,000

A spacious four-bedroom Victorian semi-detached family home, offered chain-free and located on one of Waltham Abbey's most sought-after roads.

Full of period charm, the property benefits from original features, including high ceilings throughout, which enhance the sense of space and character.

Beautifully presented, the ground floor begins with a welcoming porch that opens into the hallway. From here, you are led into an expansive through lounge—currently arranged as both a living area and a secondary dining space. This versatile room offers plenty of flexibility, whether you prefer a single large living area or distinct zones for relaxing and entertaining. French doors at the rear of the lounge open directly onto the garden, creating a seamless indoor-outdoor connection.

Further along the hallway, you'll find a generous open-plan kitchen and dining area, ideal for family meals and social gatherings. This space flows through to a conveniently located ground floor bathroom.

Upstairs on the first floor are three well-proportioned double bedrooms, one of which benefits from fitted wardrobes. A separate WC on this level adds to the home's practicality.

The top floor hosts a fourth, generously sized bedroom featuring Velux windows for plenty of natural light, as well as ample eaves storage on both sides.

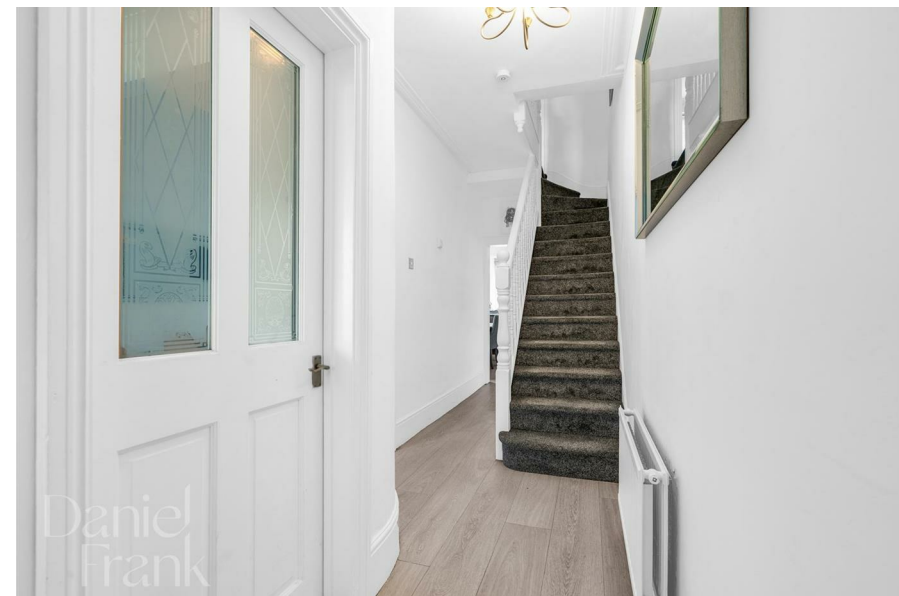
Externally, the rear garden extends approximately 85 feet and offers a delightful mix of patio space for outdoor dining, neat lawn, and well-maintained shrubs. At the rear of the garden are two useful storage units—one of which is powered and presents excellent potential for conversion.

To the front, the property provides off-street parking for two vehicles and includes convenient side access.

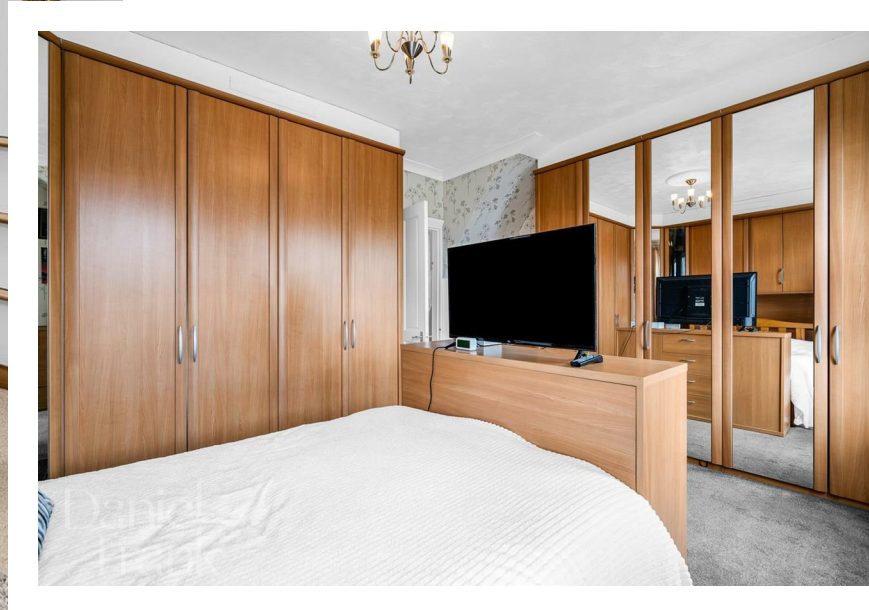
Conveniently situated just a 3-minute drive from Junction 26 of the M25, the property offers easy and direct access into London.

Tenure Freehold
Council Epping Forest

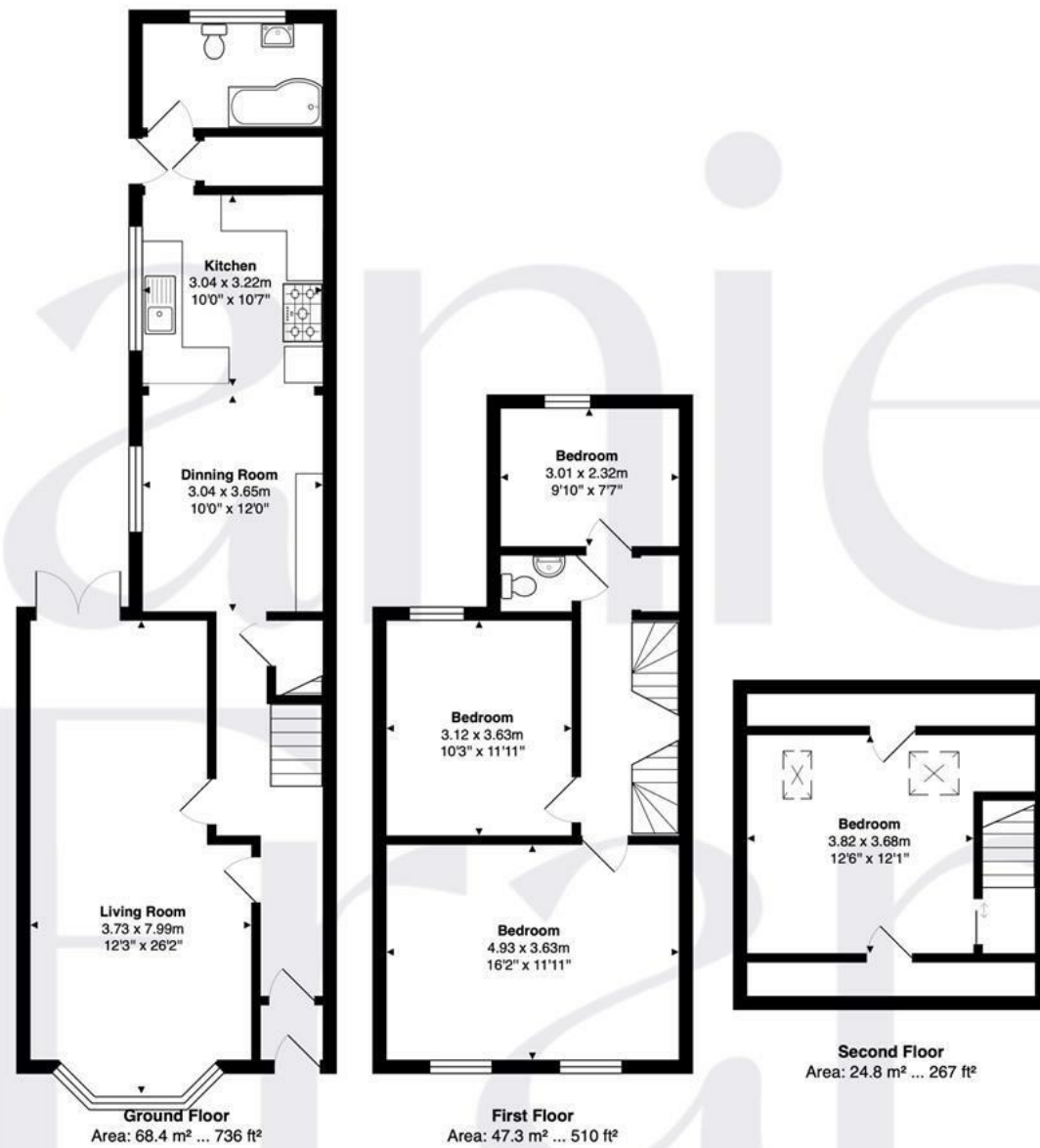




Your Next Chapter



Your Next Chapter



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



Please note: The seller of this property is an employee of Daniel Frank Estates, and is therefore considered a connected person as defined by the Estate Agents Act 1979.

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.

