



# 19 DEER PARK WAY

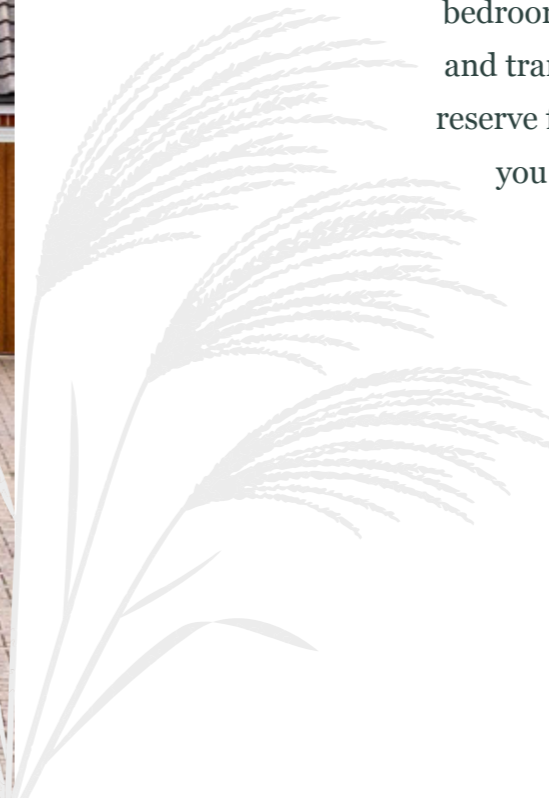
WALTHAM ABBEY, ESSEX





## Welcome

19 Deer Park Way is a beautifully light and airy family home with 4 spacious bedrooms. It is ideal for modern family life, with amenities, leisure facilities, and transport links on the doorstep, not to mention direct access to a nature reserve for evening walks to clear your head after a busy day in the city. Here, you can leave behind the hustle and bustle and retreat to your lovely, peaceful home while still having access to amenities.





## Come on in...

There is plenty of off-street parking space at the front of the property; park up here and open the front door to reveal a spacious hallway. Light cascades down the staircase from the picture window, illuminating the space, and high-quality bamboo wood flooring extends seamlessly throughout the ground floor.



Double doors lead into the living room from the hall, allowing the rooms to flow and add flexibility to the living spaces. An ultra-modern electric fireplace creates a fabulous focal point; snuggle up on the sofa during cooler months and watch a movie. There are French doors open into the garden, ideal for summer garden parties to allow guests to spill out into the patio area.





A separate dining room with a large window overlooks the garden. With room for the whole family to gather and enjoy a meal together, this is an excellent space for hosting dinner parties and more formal dining occasions.



## Kitchen...

The kitchen is modern and bright, with cream gloss units topped by contrasting black granite worktops. The oven and grill are by Neff, with an AEG electric hob, and there is an integrated fridge and freezer. There is even a space for a wine chiller to keep your beverages at the perfect temperature. You can rustle up a gourmet meal with plenty of workspace and storage. There is also a breakfast bar that provides informal seating to grab a quick bite or chat with the household chef while preparing dinner.





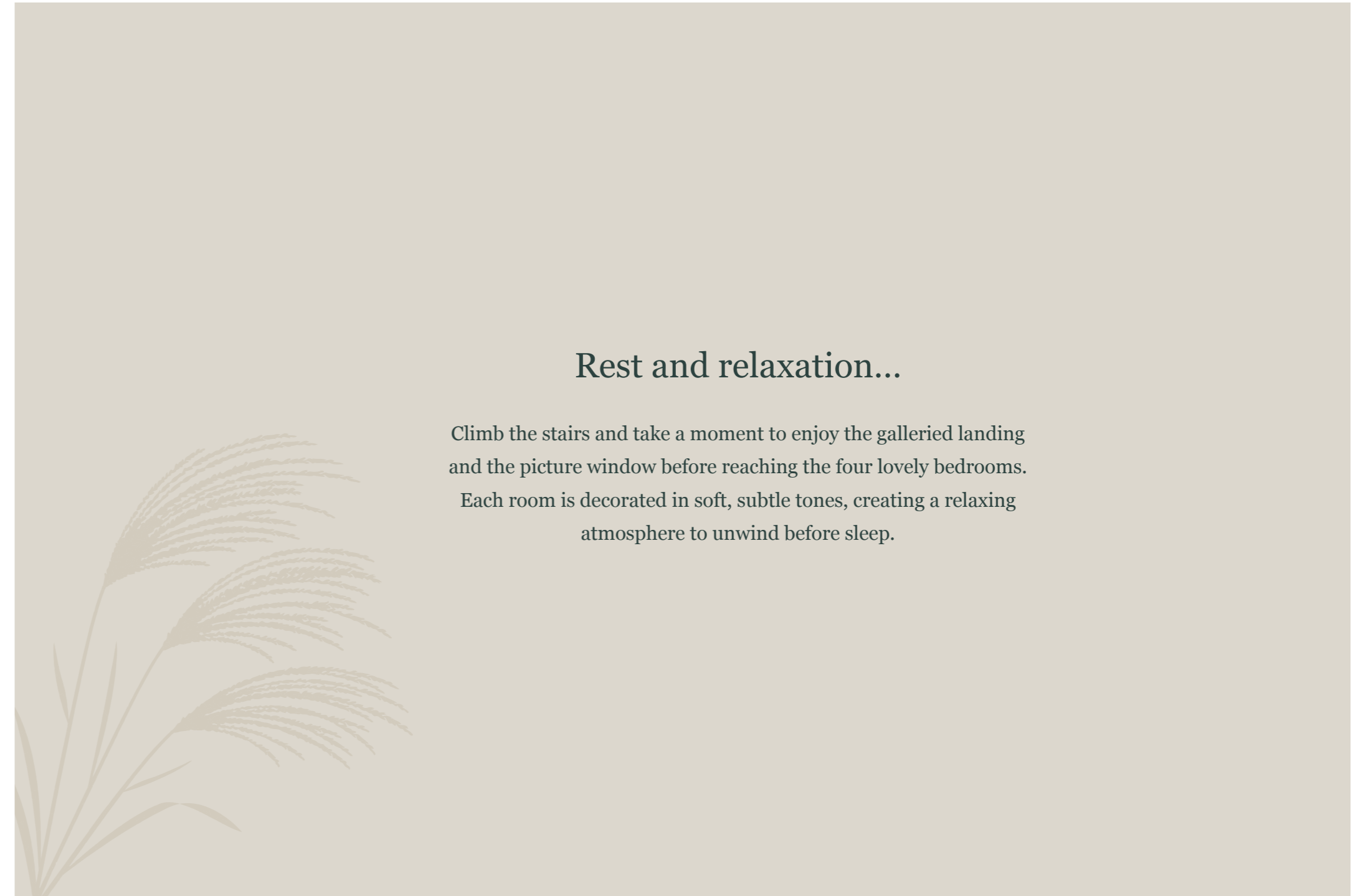




## Rest and relaxation...

Climb the stairs and take a moment to enjoy the galleried landing and the picture window before reaching the four lovely bedrooms.

Each room is decorated in soft, subtle tones, creating a relaxing atmosphere to unwind before sleep.



The master bedroom is a haven of luxury relaxation. There are fitted wardrobes to store away your clothes and shoes and keep things nice and tidy, as well as an en suite shower room. Tiled in a subtle pale grey that perfectly complements the modern suite, which includes a WC, wash hand basin and a shower. The wash hand basin sits in a vanity unit to give added storage, and there is a large tiled shelf to display your luxurious lotions and potions.







Close the door to the rest of the house and bask in a moment of peace and quiet. There are three further bedrooms, each with natural light and a soft decor scheme, so there is plenty of space for everyone in the family to have a room of their own.



The house bathroom, tiled in cream, has a bath with a shower above, a wash hand basin, and a WC. The wash hand basin sits in a vanity unit, adding additional storage space. There is also a tiled shelf in this bathroom to place your products or candles to add to the relaxation. After a long, busy day, relax in a bubble bath to recharge.



## Outside...

To the rear of the property is an enclosed lawned garden with a flagged patio area for seating. A brick-built BBQ is perfect for having your friends over and making the most of the long summer days. The sun is in the garden from late morning until sunset. The golden rays at the end of the day shine directly into the kitchen and living room, filling the space with a glorious golden glow.











## Out and about...

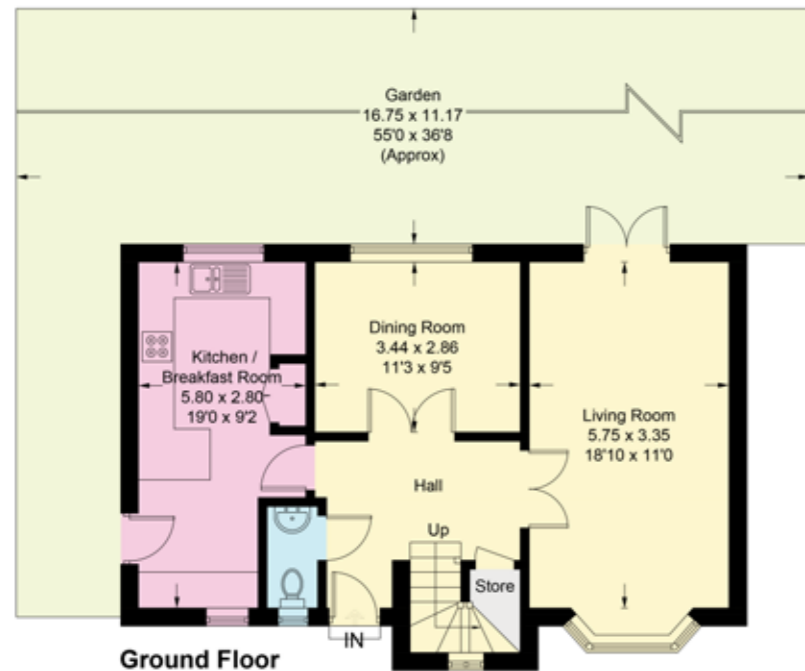
The peaceful location of Deer Park Way is idyllic, from the quaint high street of nearby Waltham Abbey to the nature reserve on the doorstep for fantastic walks to clear your mind. And this idyllic lifestyle still has the benefit of convenience. Just a few moments away, Waltham Cross station has a direct line to Liverpool Street for commuting to work. If you prefer to drive, the M25 is just 2 minutes away.

There are endless leisure facilities to fill your spare time, from the gym, sauna, and swimming pool to the driving range, as well as shops and restaurants in Waltham Abbey and the weekly market.

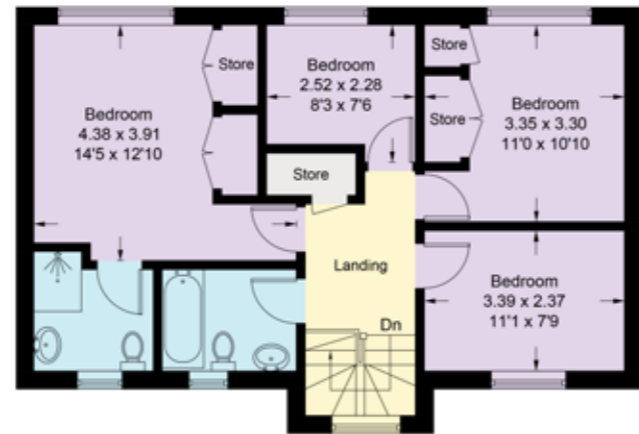
Schools for children of all ages, from nursery up, are close by, and there are many options, including state schooling and private options if your budget allows.

# Deer Park Way

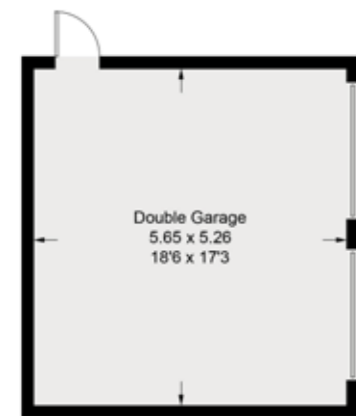
Approximate Gross Internal Area = 115.7 sq m / 1246 sq ft  
 Double Garage = 29.7 sq m / 320 sq ft  
 Total = 145.4 sq m / 1566 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068095)

## Details

- Detached
- 4 Bedrooms
- 2 Bathrooms
- Detached double garage
- Freehold
- Council Tax Band: F
- Borough: Epping Forest

## Services

- Mains water
- Mains electricity
- Mains drainage
- Gas central heating
- Broadband coverage: Ultrafast
- Mobile signal/coverage: Good

## Address

19 Deer Park Way  
 Waltham Abbey  
 Essex  
 EN9 3YN



Energy Efficiency Rating			
Score	Energy Rating	Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C		83   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

# GRACECHURCH

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## Gracechurch Unique Homes

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