



4 SOUTH PLACE

WALTHAM ABBEY, EN9



This delightful, cherished cottage welcomes you with open arms, offering you a chance to own a little piece of heritage. Filled with character and steeped in history, this lovingly restored home has unpicked the decor and interior of the 1970s to reveal fabulous character, wonderful wooden floors, tantalising tiles, and exciting exposed brickwork and timbers.





W E L C O M E . . .

Push open the front door to reveal a reception area currently used as a dining space. It has real wood flooring and delightful, quirky character from the exposed timbers and brickwork. A cast iron Aga sits in the corner of the room, a lovely nod to the history of the property that has been treasured in this home for generations and passed on from owner to owner.



To the right is a cosy living room with real wooden floorboards and painted brickwork walls, adding to its character. Double-glazed sash windows allow natural light to pour into the property, and the lower half at the front is partially obscured for added privacy. It is a comfortable place to hide away from the world and relax. Put your feet up and get lost in a box set on TV.

A photograph of a kitchen scene. In the foreground, a dark wine bottle with a white label stands on a wooden table. The label features the text 'La Vieille' and 'Mis en bouteille par'. Next to the bottle are two clear wine glasses. In front of the glasses is a wooden charcuterie board with a wedge of white cheese, a bunch of green grapes, and some cured meats. The background shows a modern kitchen with white cabinets and a wooden countertop.

KITCHEN...

The original quarry floor tiles were uncovered during the restoration and brought back to life. White kitchen units topped with wooden worktops are fitted around the perimeter of the room. There is an oven, hob, integrated dishwasher, washer dryer, and fridge freezer. There is plenty of storage space and workspace, ideal for preparing all manner of gourmet cuisine.









BATHROOM

The bathroom is on the ground floor and has reclaimed checkerboard floor tiles, which the seller uncovered during the restoration. It has a fitted bath with a shower over, a WC, and a wash hand basin, and the walls are partially tiled with crisp white metro tiles. Enjoy a long soak in a deep bubble bath and an evening of pampering.



B E D R O O M S . . .

As the day comes to an end, climb the stairs to the bedrooms. There are two bedrooms, both of which comfortably fit a double bed. The ceilings have exposed beams for added character, and the larger of the two bedrooms has a feature cast iron fireplace. Double-glazed windows ensure a peaceful, undisturbed night's sleep, so you will wake refreshed and ready to take on the day.







OUTSIDE ...

At the rear of the property is a private paved area where you can enjoy a moment outside without the worry of a lawn to cut and manage. Low-maintenance and private, this space is ideal for a peaceful morning coffee or a BBQ with friends in the summer. This is the perfect outdoor area for a cottage, with plenty of room for pots and plants that can grow up the fences to add colour and vibrancy.

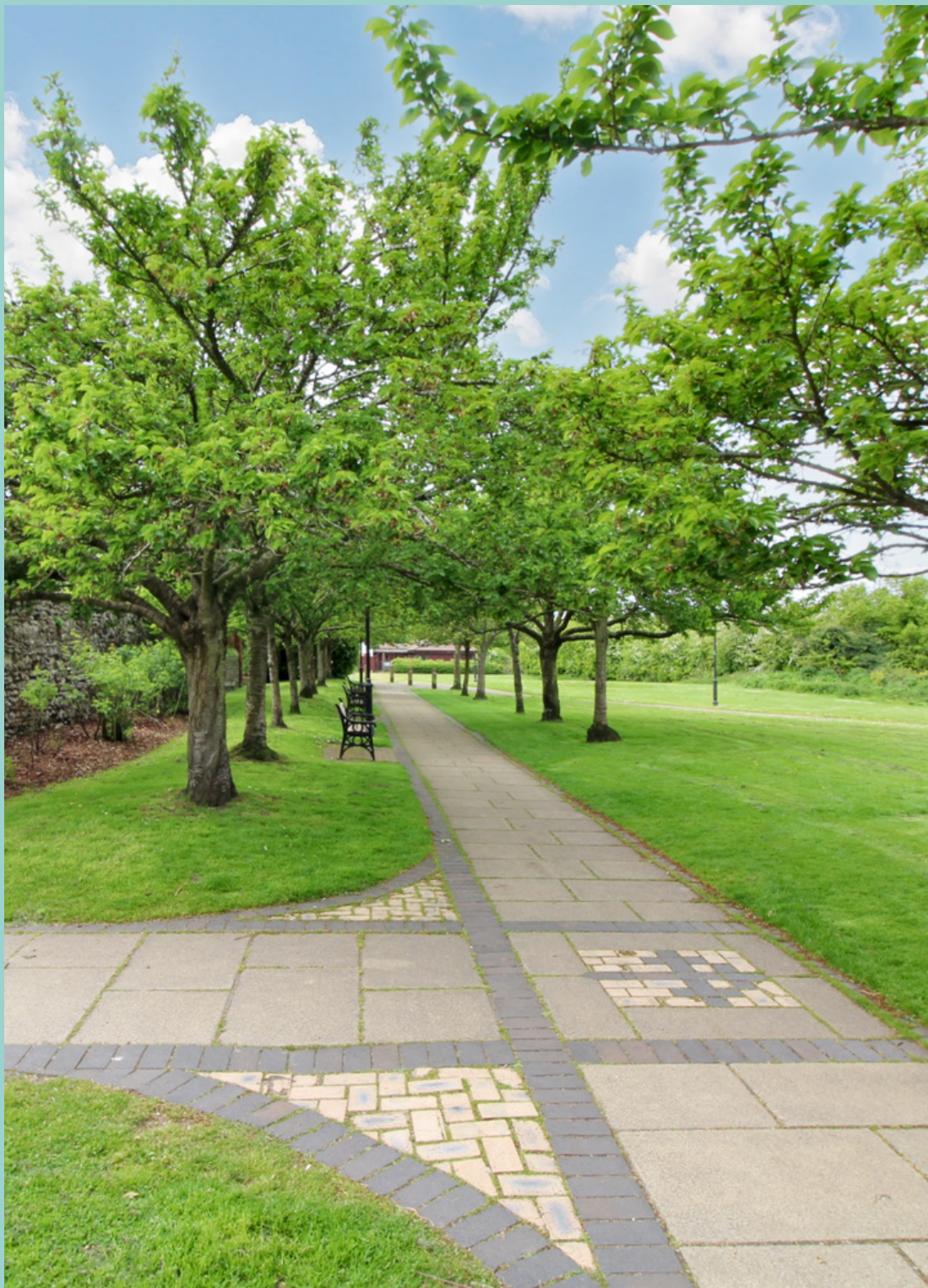


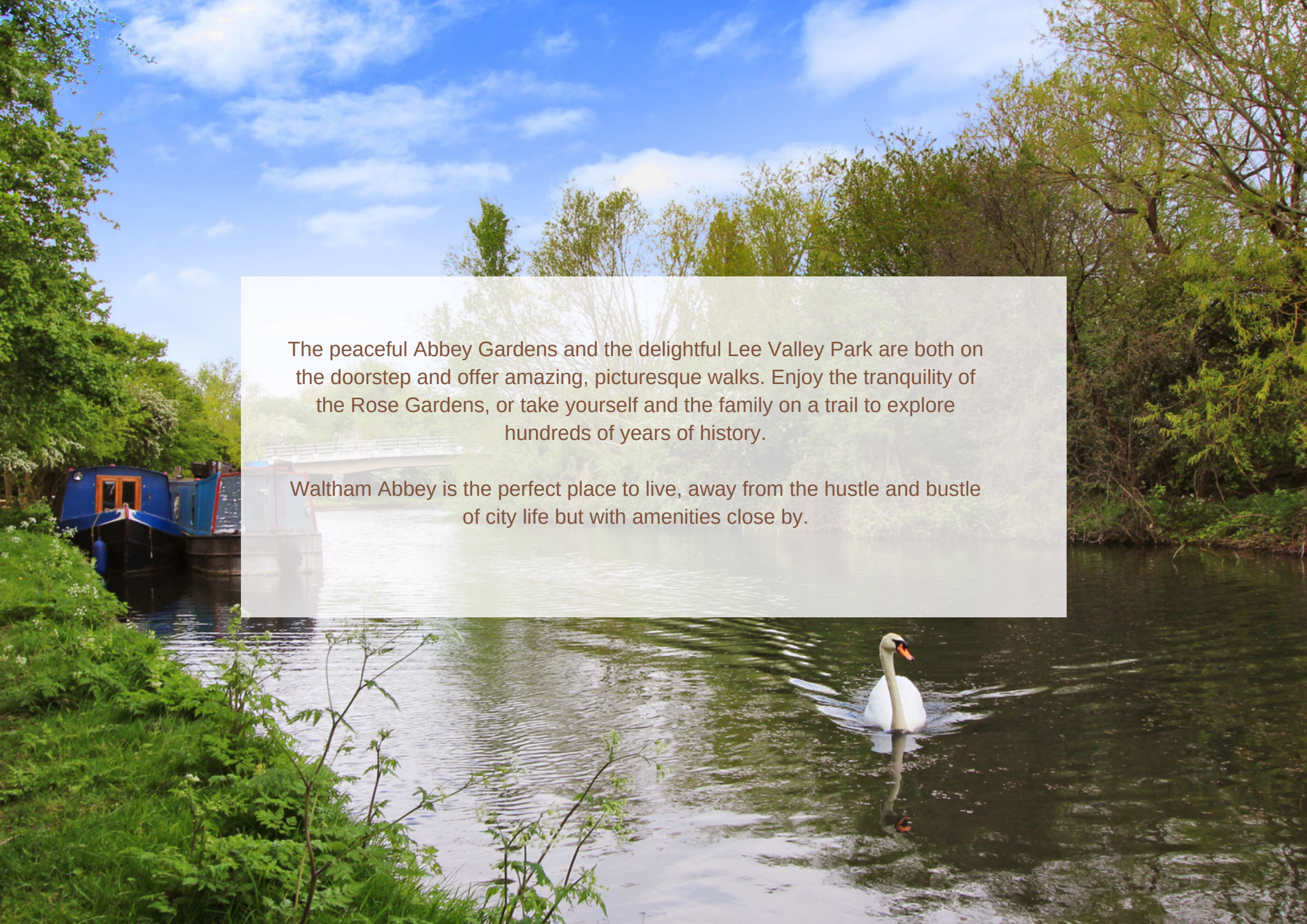
O U T & A B O U T . . .

Waltham Abbey is a quintessentially British village complete with butchers and bakers (no candlestick maker, but you get the idea). The town has a longstanding twice-weekly market held on Tuesdays and Saturdays selling fresh produce from local farms. A Co-op supermarket is just a 30-second walk from the property, and Tesco is a 5-minute walk away, perfect for daily essentials.

Waltham Abbey is located between junction 25 and 26 of the M25, perfect for travelling. Take a gentle morning stroll for 20-25 minutes to the station, which has a direct line into Liverpool Street Station, taking just 20 minutes. This is a lovely way to start a commute in the morning, although there are bus links, too, if you prefer an extra few minutes in bed.

There are a few primary schools in the area to choose from, and a local secondary school, with private schooling options if you would prefer.





The peaceful Abbey Gardens and the delightful Lee Valley Park are both on the doorstep and offer amazing, picturesque walks. Enjoy the tranquility of the Rose Gardens, or take yourself and the family on a trail to explore hundreds of years of history.

Waltham Abbey is the perfect place to live, away from the hustle and bustle of city life but with amenities close by.

South Place, EN9

Approximate Gross Internal Area = 62.1 sq m / 668 sq ft

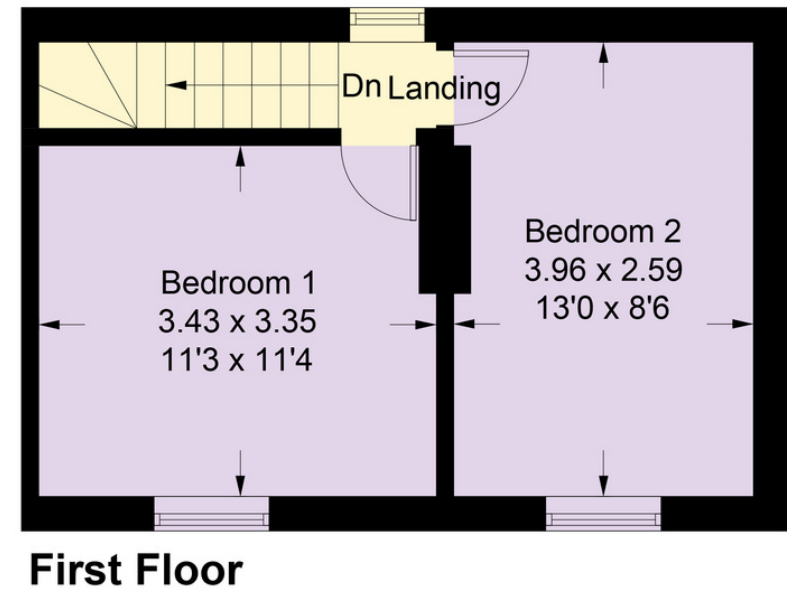
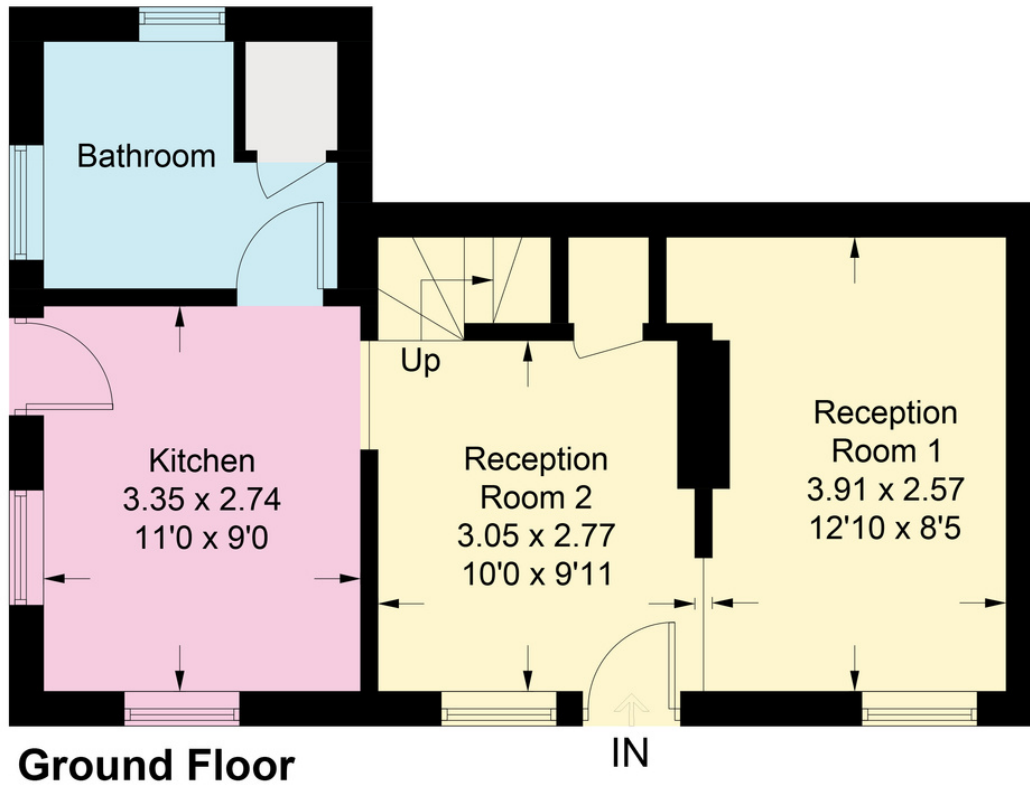


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068099)

FINER DETAILS...

- Cottage
- Semi-detached
- 2 Bedrooms
- Garden
- Freehold
- Not Listed
- Parking space in the adjacent car park
- Council Tax Band: D
- Borough: Epping Forest
- Located in the historic market town

SERVICES

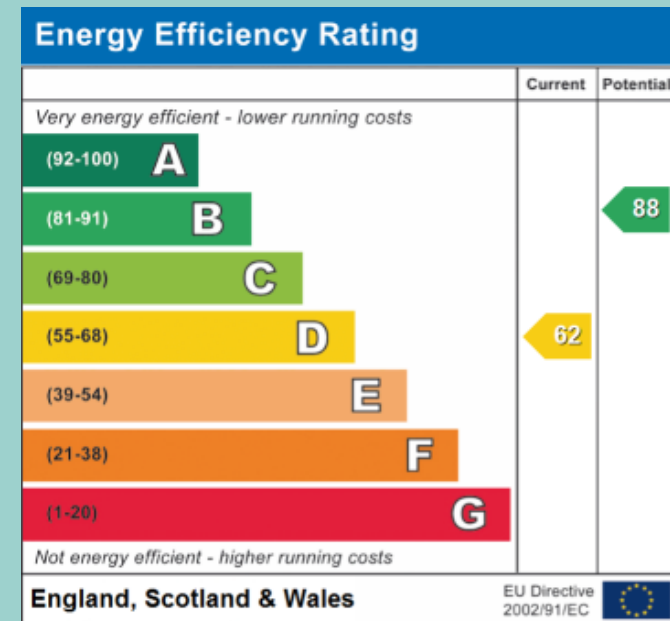
- Mains water
- Mains electricity
- Mains drainage
- Gas central heating
- Broadband coverage: Ultrafast
- Mobile signal/coverage: Good

ADDRESS:

4 South Place
Waltham Abbey
Essex
EN9 1EP



WHAT3WORDS: ///herds.rich.flags



GRACECHURCH

— UNIQUE HOMES —



Gracechurch Unique Homes

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Scan the QR Code using a smart phone camera to view the video of this home.