



 **3**
Bedrooms

 **1**
Bathroom



**CHAIN FREE | Spacious Lounge/Diner | Generous Sized Bedrooms |
Family Bathroom & Ground Floor W/C | Private Garden | Prime
Location | Early viewing recommended...**

Gracechurch Property Services are delighted to market this end of terrace family home, located on the established development of Roundhills EN9.

Situated within easy reach of the historic Waltham Abbey Town Centre, with its bi-weekly outdoor market and a variety of shops and eateries, this property has been lovingly looked after by the current owners.

This delightful 3-bedroom end-terrace property, with a generous gross internal area of 955 sq ft, is perfect for families and those seeking convenient access to local amenities.

As you step inside, you'll be greeted by a spacious hallway, inviting you to the through-lounge and diner. This living area, with its stylish decor and abundant natural light, offers ample space for both relaxation and entertaining. Adjacent to the lounge is a modern kitchen equipped with contemporary appliances and plenty of storage, making it a dream for any culinary enthusiast.

Upstairs, the master bedroom serves as a peaceful haven, generously sized at 4.40 x 4.00 meters, accommodating a king-sized bed and additional furnishings with ease. The second bedroom is perfect for children or guests, with the third bedroom providing an ideal space for a home office or nursery.

Outside, the private garden offers a perfect space for outdoor activities, gardening, or simply enjoying the fresh air, complemented by a shed for additional storage.

Located in the heart of Waltham Abbey, this property provides easy access to local shops, schools, and public transport. Enjoy the best of both worlds with a peaceful residential setting and the convenience of urban amenities. Roundhills is ideally located with easy access to the M25 intersection but offering local shops for day to day needs. More comprehensive shopping is available in the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries.

For the commuter Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

Other Information...

Tenure: Freehold

Parking Arrangements: Street parking

Vendors position: Chain Free

Council Tax Band: D (£2304 Per Annum)

Local Authority: Epping Forest

Potential Rental Value: £1700 PCM

Utilities

Water: Mains water connected to the property.

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property. Metered water supply

Heating: Mains gas central heating

Windows: Double glazing

Mobile coverage: 4G & 5G available

Broadband (estimated download speeds): Standard 6 Mbps | Superfast 59 Mbps | Ultrafast 1000 Mbps

Roundhills, Waltham Abbey, EN9

Approximate Gross Internal Area = 88.7 sq m / 955 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102196)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Roundhills, Waltham Abbey EN9

