



**£875,000**

**TENURE : FREEHOLD**

**Halley Road, Waltham Abbey EN9 3XR**

**Bedrooms : 5**

**Bathrooms : 3**

**Reception Rooms : 1**

**CHAIN FREE**

**3 Bathrooms**

**Set Over 3 Floors**

**Double Garage**

**5 Bedrooms**

**Off Street Parking**

**Gracechurch Property Services**  
 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH  
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 Website: <http://gracechurch-property.co.uk> &  
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Welcome to Halley Road, an exceptional family home offering both space and elegance in one of the most desirable locations.

Set at the end of the road, this property enjoys a more secluded and private position compared to its neighboring homes. Adding to its unique charm, it features an additional front garden that neighboring properties do not have, along with scope to create gated access to the property for added security and exclusivity.

Set over three floors, this beautifully presented residence, filled with natural light pouring in from all directions, boasts 5 lovely bedrooms, 2 of which have en suite bathrooms, and the most beautiful open views across unspoilt countryside, making this a magical place to call home.

#### **Come on in...**

The heart of the home is the expansive kitchen/diner which flows effortlessly into the garden, creating the ideal indoor-outdoor entertaining space. The bespoke Italian-designed kitchen has been immaculately crafted with sleek modern lines and a refined aesthetic, combining both functionality and luxurious style. The minimalist, handleless cabinetry boasts a smooth, matte finish in soft tones, offering a contemporary yet warm feel to the space.

The kitchen is designed with an open-plan layout, featuring a large central island that provides ample workspace and is perfect for both food preparation and casual dining. The countertops and backsplash are crafted from premium stone, ensuring both durability and a high-end, sophisticated look.

Complementing this is the spacious lounge, filled with natural light from the bay window, offering a warm and welcoming ambiance for family gatherings. With a feature fireplace providing a calm space with concealed ambient lighting at nighttime, allowing you to sit and enjoy a moment of quiet contemplation with a well-deserved cup of tea.

#### **Rest and Relaxation...**

At the end of the day, climb the stairs and make your way to bed. Five generously sized bedrooms, with the master benefiting from an en-suite, every detail has been considered to ensure comfort and luxury, from the modern family bathrooms to the tranquil bedrooms that enjoy views of the garden and surrounding greenery.

The bedrooms on the top floor also benefit from a Jack and Jill bathroom, providing convenience and privacy for family members or guests.

#### **Glorious Gardens...**

The rear garden is lawned, with a patio and pathway, surrounded by shrubs and flowers, creating a tranquil space. The patio is the best place to benefit from the sun long into the evening, and there is always somewhere to sit that is in the sun or find shade if you need to. Being at the end of the close provides a more spacious rear garden, offering plenty of room for outdoor activities or gardening projects. You also have access to the double garage from the rear garden too.

#### **Out and About...**

Located just minutes from the vibrant Waltham Abbey town center, residents can enjoy easy access to a variety of shops, restaurants, and historic landmarks such as the iconic Waltham Abbey itself. Commuters will appreciate the convenience of Waltham Cross station for Overground connections or the Central Line from nearby Loughton, ensuring a seamless journey into Liverpool Street and central London.

For those who love the outdoors, Gunpowder Park is virtually on your doorstep, offering stunning walks and leisure activities. Local schools are highly rated, catering for all age groups, making this the ideal family home.

With M25 Junction 26 only a short drive away, you're perfectly placed for easy access to motorways, making trips to central London or further afield swift and straightforward.



**Finer Details:**

Detached

5 Bedrooms

3 Bathrooms

Detached double garage & Off street parking

Freehold

Council Tax Band: G (£3,337 p/yr)

Borough: Epping Forest

Offered: Chain Free

**Services:**

Mains water

Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast

Mobile signal/coverage: Good

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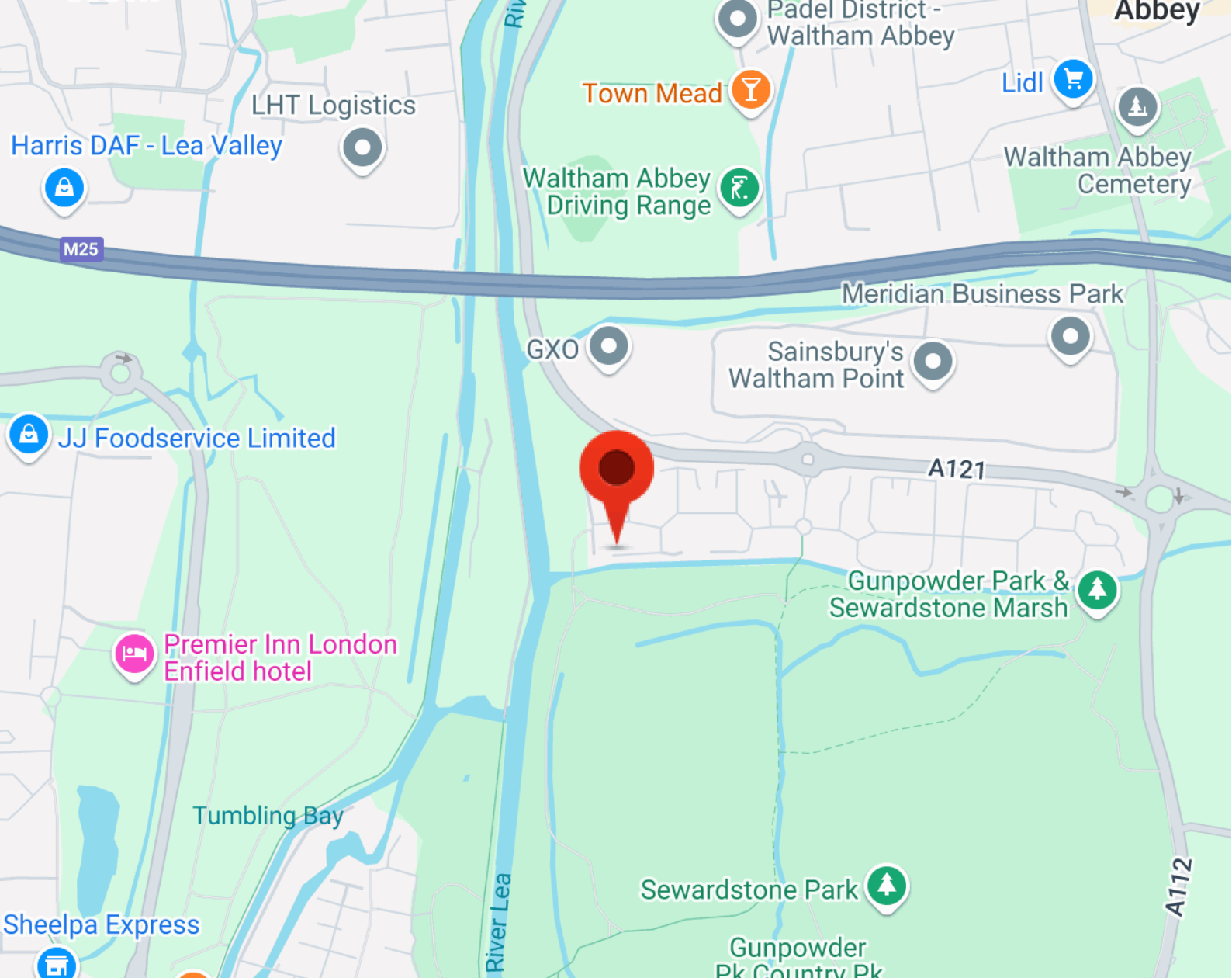




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<div>66</div>	<div>80</div>
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: