



Offers over £375,000

TENURE : FREEHOLD

Gant Court, Waltham Abbey EN9

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

3 Double Bedrooms

1136sqft. of internal living space

Spacious open-plan reception and dining area

Ground floor W.C. and family bathroom

Short distance to Waltham Abbey town centre and local schools

Gated side access

Gracechurch Property Services
 Ability House, 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH
tom@gracechurch-property.co.uk | 02034180582
 Website: <http://gracechurch-property.co.uk> &
<http://gracechurch-unique.co.uk>



A beautifully presented and larger-than-average three-bedroom end-of-terrace family home, ideally located in Gant Court of Waltham Abbey. Boasting over 1,130 sq. ft. of well-designed living space, this property has been thoughtfully updated by the current owners and offers modern, spacious accommodation throughout, perfect for growing families or those seeking extra space to work from home.

The ground floor comprises a welcoming entrance hallway with a contemporary guest cloakroom and under-stairs storage. The standout feature of the home is the bright and open-plan living and dining area, offering generous space for family gatherings and entertaining, with French doors leading to the private rear garden. The modern fitted kitchen is finished to a high standard, featuring shaker-style units, integrated appliances, and ample worktop space, seamlessly connecting to the dining area, ideal for modern family living.

Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious principal bedroom, a second double bedroom, and a versatile third bedroom perfect for a nursery, study, or home office. The stylish family bathroom includes a modern suite with a shower unit.

Externally, the home benefits from a beautifully landscaped rear garden, designed for low maintenance and outdoor entertaining, with a patio seating area, raised planters, a garden shed, and gated side access. To the front, there is a neat private courtyard entrance with gated access.

Situated within easy reach of Waltham Abbey's historic market town centre, residents can enjoy a range of shops, cafés, and amenities. Excellent transport links are close by, with Waltham Cross British Rail Station and Loughton Underground Station both easily accessible, offering swift connections into Central London. The M25 is also just a short drive away, making this an ideal location for commuters.

Finer Details:

End of Terrace

3 Bedrooms

First floor bathroom and ground floor w/c

Communal off-street parking

Freehold

Council Tax Band: C (£1,943 p/yr)

Borough: Epping Forest

Seller's situation: Actively looking

Services:

Mains water

Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast: 1000 Mbps Download Speed (Ofcom)

Mobile signal/coverage: Available for all networks (Ofcom)

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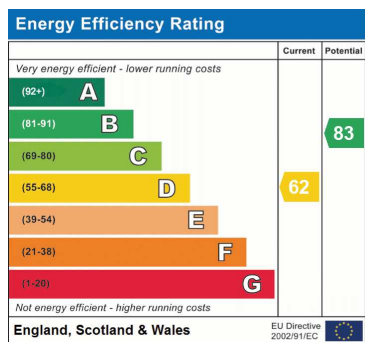
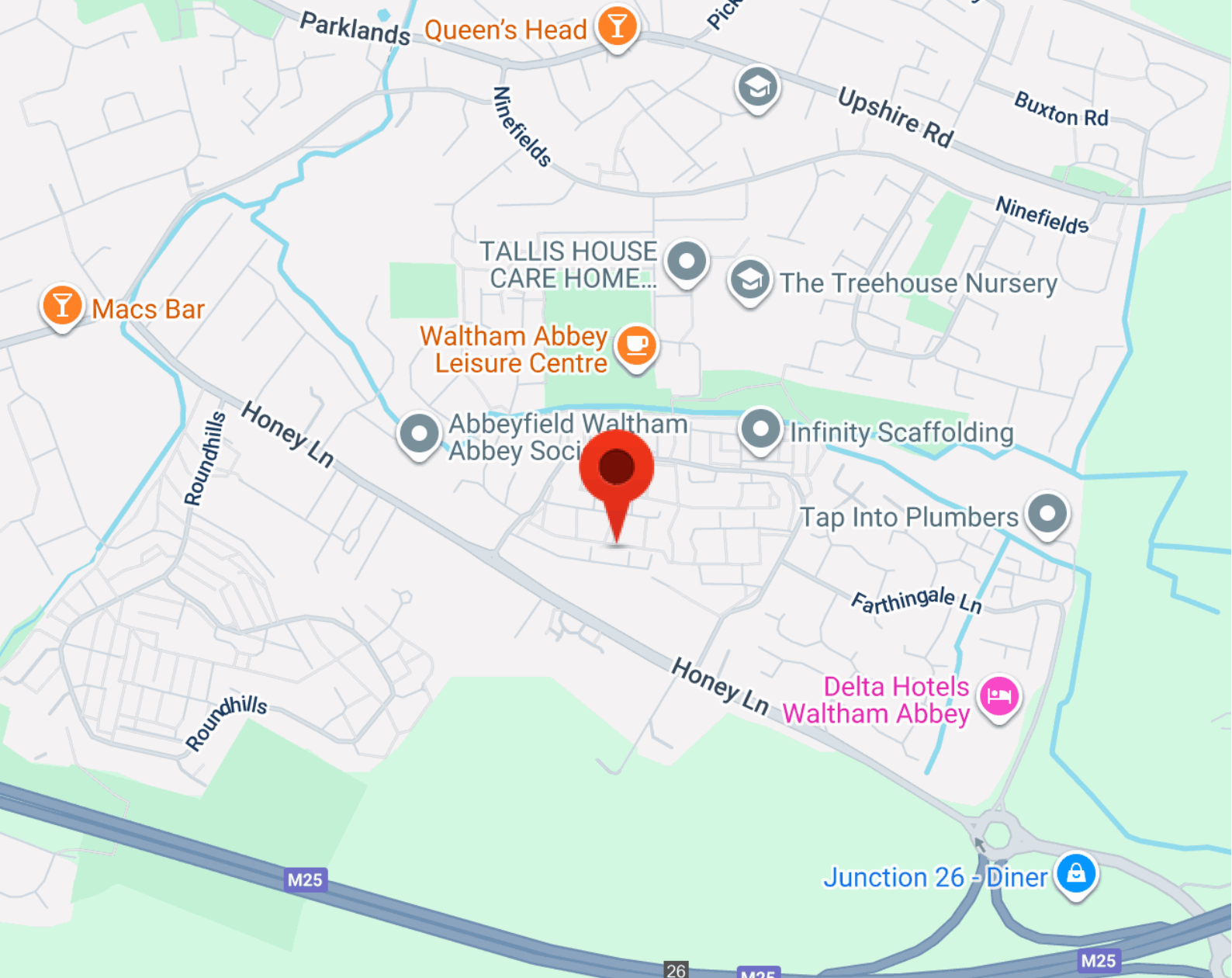






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