



Conybury Close, Waltham Abbey EN9 3PN

welcome to

Conybury Close, Waltham Abbey

William H Brown are delighted to bring to the market this extended four bedroom family home situated in a popular residential location in Waltham Abbey. An early viewing is a must!

Accommodation Comprises Of:

Entrance Porch

Double glazed window to side aspect, tiled floor.

Entrance Hall

Double glazed window to front aspect, tiled floor, radiator.

Cloakroom

Double glazed window to front aspect, wc, wash hand basin.

Lounge

21' 5" max x 17' 3" max (6.53m max x 5.26m max)
Double glazed window to front aspect, two radiators.

Kitchen

20' 6" x 8' 10" (6.25m x 2.69m)
Double glazed window to rear aspect, double glazed window to side aspect, tiled floor, space for fridge freezer, space for oven.

Conservatory

16' 9" max x 9' 4" max (5.11m max x 2.84m max)
French doors, tiled floor, radiator.

Utility Room

9' 4" x 6' 8" (2.84m x 2.03m)
Velux window, a range of wall and base units with complimenting worktops, tiled floor, plumbing for washing machine.

Landing

Double glazed window to side aspect.

Bedroom 1

17' 2" x 14' 1" (5.23m x 4.29m)
Double glazed velux window to rear aspect, radiator.

Bedroom 2

12' 2" x 9' 9" (3.71m x 2.97m)
Double glazed window to front aspect, radiator.

Bedroom 3

10' 7" x 9' (3.23m x 2.74m)
Double glazed window to front aspect, radiator.

Bedroom 4

9' 8" x 8' 11" (2.95m x 2.72m)
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, double glazed window to side aspect, radiator, paneled bath, tiled floor, tiled walls, shower cubicle.

Exterior Front Garden

To the front of the property is a driveway.

Rear Garden

To the rear of the property is side access, garden, patio area.





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Conybury Close, Waltham Abbey

- Four bedrooms
- End of terrace
- Extended family home
- Wrap around garden
- Spacious driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£525,000



Ground Floor



First Floor



Second Floor

Total floor area 140.7 m² (1,515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109213 - 0003

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