



Rounton Road, Waltham Abbey EN9 3AW

welcome to

Rounton Road, Waltham Abbey

William H Brown are delighted to bring to the market this charming and spacious three bedroom family home situated in a popular Waltham Abbey location. An internal viewing is a must!

Accommodation Comprises Of:

Lounge

25' 4" x 11' 11" (7.72m x 3.63m)

Double glazed door to front aspect, bay window with shutter blinds, two storage cupboards, radiator, double glazed window to rear aspect.

Kitchen

12' 5" x 7' (3.78m x 2.13m)

Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to rear aspect, tiled walls, a range of wall and base unit with complimenting worktops, tiled floor.

Landing

Access to the loft, storage cupboard.

Bedroom 1

11' 7" x 10' 11" (3.53m x 3.33m)

Double glazed window to front aspect, wood flooring, storage cupboard, radiator.

Bedroom 2

7' 6" x 7' 4" (2.29m x 2.24m)

Double glazed window to rear aspect, radiator.

Bedroom 3

12' 5" x 7' 1" (3.78m x 2.16m)

Double glazed window to rear aspect, radiator.

Bathroom

Vinyl floor, tiled walls, chrome heated radiator, paneled bath, wash hand basin, wc.

Exterior

To the rear of the property is artificial grass, shed, patio area.





view this property online williamhbrown.co.uk/Property/BRX109210



welcome to

Rounton Road, Waltham Abbey

- Three bedrooms
- Lovely decor throughout
- Upstairs bathroom
- Popular location
- Character throughout

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

offers in excess of

£380,000



Total floor area 82.1 m² (884 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

view this property online williamhbrown.co.uk/Property/BRX109210



Property Ref:
BRX109210 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk