



Amwell Court, Waltham Abbey EN9 3EA

welcome to

Amwell Court, Waltham Abbey

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

Accommodation Comprises Of: Entrance Hall

Laminate floor, storage cupboard.

Cloakroom

Double glazed window to front aspect, wc, wash hand basin, part tiled walls, tiled floor.

Lounge

21' x 14' 7" (6.40m x 4.45m)
French doors.

Kitchen

11' 5" x 6' 10" (3.48m x 2.08m)
Double glazed window to front aspect, a range of wall and base units with complimenting worktops, integrated oven, hob, extractor fan, integrated dishwasher, tiled floor, integrated washing machine, integrated fridge freezer.

Conservatory

7' 11" x 7' 7" (2.41m x 2.31m)
Double glazed door to rear aspect, tiled floor.

Landing

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

Bedroom 1

15' 6" x 8' 9" (4.72m x 2.67m)
Double glazed window to rear aspect.

Bedroom 2

12' 1" x 11' 10" (3.68m x 3.61m)
Double glazed window to rear aspect, fitted wardrobe.

Bedroom 3

14' 3" x 6' (4.34m x 1.83m)

Double glazed window to front aspect, fitted wardrobe.

Bathroom

Double glazed window to front aspect, wash hand basin, tiled floor, part tiled walls, paneled bath, wc, chrome heated radiator.

Exterior

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





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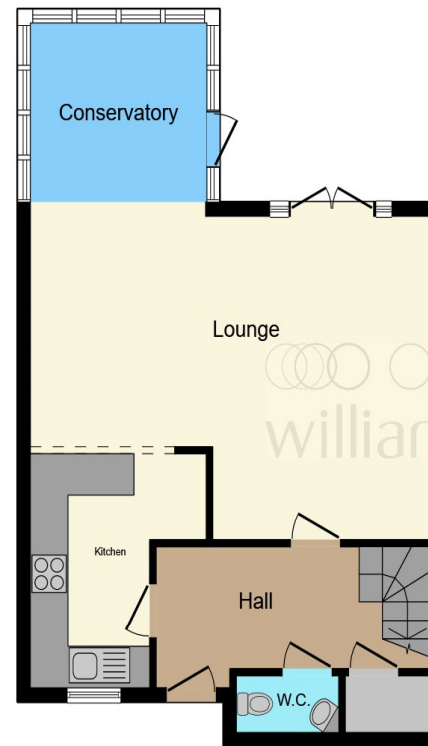
Amwell Court, Waltham Abbey

- Three bedrooms
- Mid terrace
- Large garden
- Family bathroom and wc
- Living room

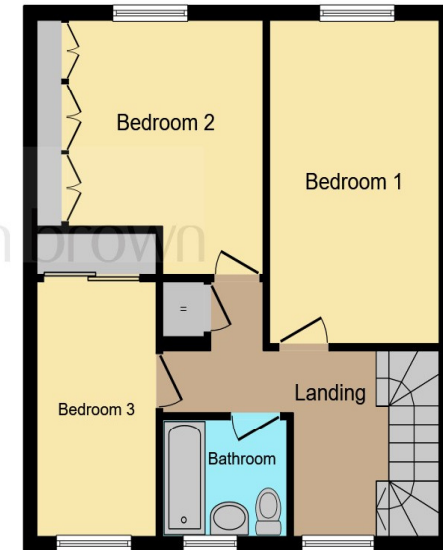
Tenure: Freehold EPC Rating: F

Council Tax Band: C

£350,000



Ground Floor



First Floor

Total floor area 101.7 m² (1,095 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:
BRX109433 - 0002

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william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk