



**Honey Lane, Waltham Abbey EN9 3AX**

**welcome to**

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WILLIAM H BROWN are delighted to offer for sale this remarkably presented 4-5 BEDROOM SEMI DETACHED family home oozing spacious living accommodation both inside and out located within the historic town of Waltham Abbey and its many recreational amenities and links into London.



## **Accommodation Comprises**

### **Entrance Porch**

5' 9" x 2' 6" ( 1.75m x 0.76m )

Window to front aspect, door to hallway.

### **Entrance Hall**

Doors to living room, kitchen and bedroom 5. Stairs up to first floor with under stair cupboard.

### **Downstairs Shower Room**

8' max x 6' 6" max ( 2.44m max x 1.98m max )

Shower unit, low level flush WC, vanity wash basin, window to side aspect, extractor fan, heated towel rail.

### **Lounge**

15' 3" max x 10' 9" max ( 4.65m max x 3.28m max )

Window to front aspect, open fireplace, double doors to kitchen/diner.

### **Guest / Bedroom**

12' 10" max x 7' 10" max ( 3.91m max x 2.39m max )

Window to front aspect, built in wardrobe, door to en suite shower room.

### **Kitchen / Diner**

23' 3" max x 23' 3" max ( 7.09m max x 7.09m max )

With wall and base units. Built in double oven, gas hob, extractor fan, stainless steel sink unit, space for fridge freezer, window and sliding doors to rear garden, velux windows, door to utility.

### **Utility Room**

12' 3" max x 10' 3" max ( 3.73m max x 3.12m max )

Space for washing machine and tumble dryer, space for fridge freezer, wall and base units, door and window to side aspect.

### **First Floor Landing**

Doors to bedrooms and bathroom.

### **Bedroom 1 / Music Room**

14' 6" max x 14' 4" max ( 4.42m max x 4.37m max )

Window to front aspect, access to ensuite. Built in cupboard.

### **En Suite Shower Room**

6' 6" x 3' 8" ( 1.98m x 1.12m )

Shower unit, low flush WC, wash hand basin, heated towel rail, extractor fan, window to side aspect.

### **Bedroom 2**

15' 3" x 9' 7" ( 4.65m x 2.92m )

Window to front aspect, built in cupboard.

### **Bedroom 3**

10' 8" x 10' 8" ( 3.25m x 3.25m )

Window to rear aspect.

### **Bedroom 4**

13' 4" max x 5' 9" max ( 4.06m max x 1.75m max )

Window to rear aspect.(Currently used as an office).

### **Family Bathroom**

7' 3" max x 6' 7" max ( 2.21m max x 2.01m max )

A panel enclosed bath with shower above, low flush WC, vanity wash hand basin, window to side aspect, heated towel rail, extractor fan.

### **Exterior**

#### **Front Garden**

Large driveway with dropped curb, side entrance to rear garden.

#### **Rear Garden**

Garden approximately 150ft with patio area, majority laid to lawn. Staggered rear plot, former vegetable garden with greenhouse, fruit trees and mature oak.



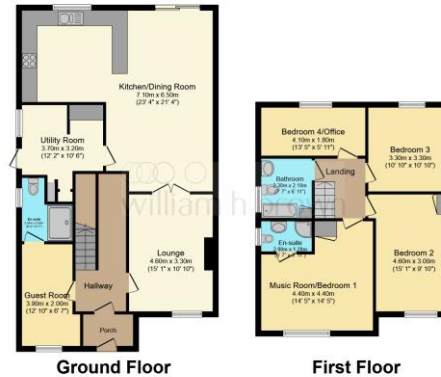
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## Honey Lane, Waltham Abbey

- Beautifully Presented 4-5 Bedroom Semi Detached House
- Stunning & Spacious Kitchen/Diner with Skylight Windows
- Downstairs Shower Room & Upstairs Family Bathroom
- Utility Room
- En Suite Shower to Main Bedroom
- Large Rear Garden
- Private Driveway with ample parking
- CHAIN FREE



Total floor area 157.7 m<sup>2</sup> (1,698 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.localagent.com](http://www.localagent.com)

Tenure: Freehold EPC Rating: C

**£625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111737 - 0006

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