



### **Cornmill, Waltham Abbey, EN9**

**\*\* TWO BEDROOM CHARACTER COTTAGE IN BEAUTIFUL LOCATION \*\* \*\* BESIDE RIVER \*\* \*\*  
PRIVATE GATED ACCESS TO FRONT \*\* \*\* GARDEN TO FRONT & REAR \*\* \*\* PARKING AREA \*\* \*\*  
TOWN CENTER NEAR SHOPS, CAFES, RESTAURANT & ABBEY CHURCH \*\*\*\* UNFURNISHED\*\* \*\*  
AVAILABLE 29th MAY 2025 ON A MINIMUM 12 MONTHS TENANCY \*\* \*\* EPC RATING: C COUNCIL  
TAX BAND: D \*\***

**Rent: £1,395 - Monthly**



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### Lounge

3.5m (11'6) x 3.71m (12'2)



### Kitchen

2.83m (9'3) x 2.76m (9'1)



### Bedroom One

3.3m (10'10) x 2.87m (9'5)



### Bedroom Two

2.33m (7'8) x 2.17m (7'1)



### Bathroom





**Garden**



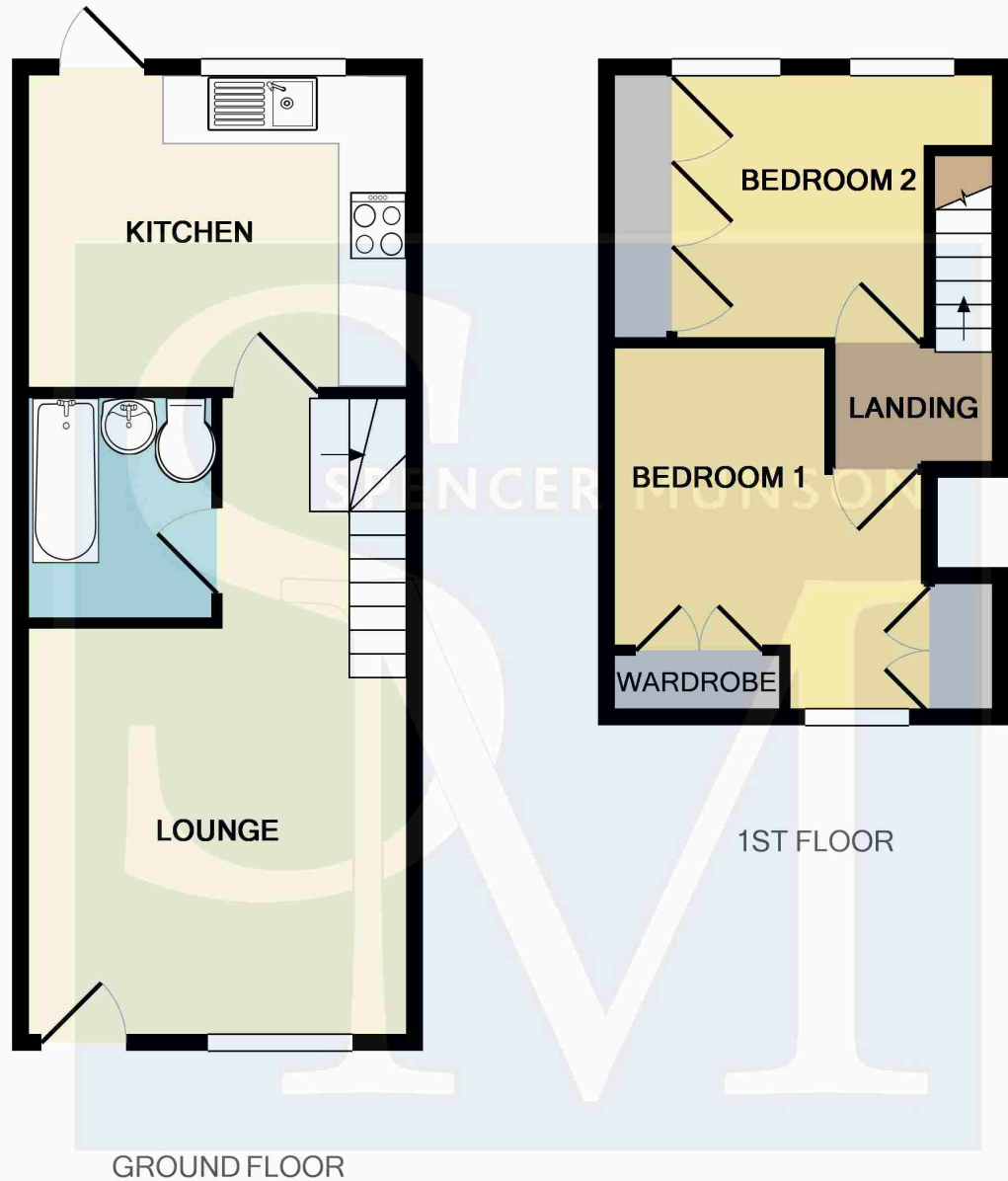
**View**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		88
69-80 <b>C</b>	69	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		

Spencer Munson are pleased to offer to rent this delightful two bedroom character cottage in the market town of Waltham Abbey. The property is accessed via a private gate and fronts onto a stream (controlled by a sluice gate). There are gardens front and rear as well as a parking area behind the row of cottages. Downstairs there is a lounge, bathroom and kitchen leading onto the rear garden. Upstairs there are two bedrooms, both with fitted storage. Waltham Abbey is a historic market town with Abbey, picturesque gardens and canal side walks as well as vibrant market place with local shops and with good access to M25. The property is being offered unfurnished and is available from the 29th May 2025 on a minimum 12 months tenancy . EPC Rating: C Council Tax :D

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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