



**Price**

**£800,000**

**Freehold**

4x  1x  1x 

**Holyfield, Waltham**

**Abbey, Essex, EN9**

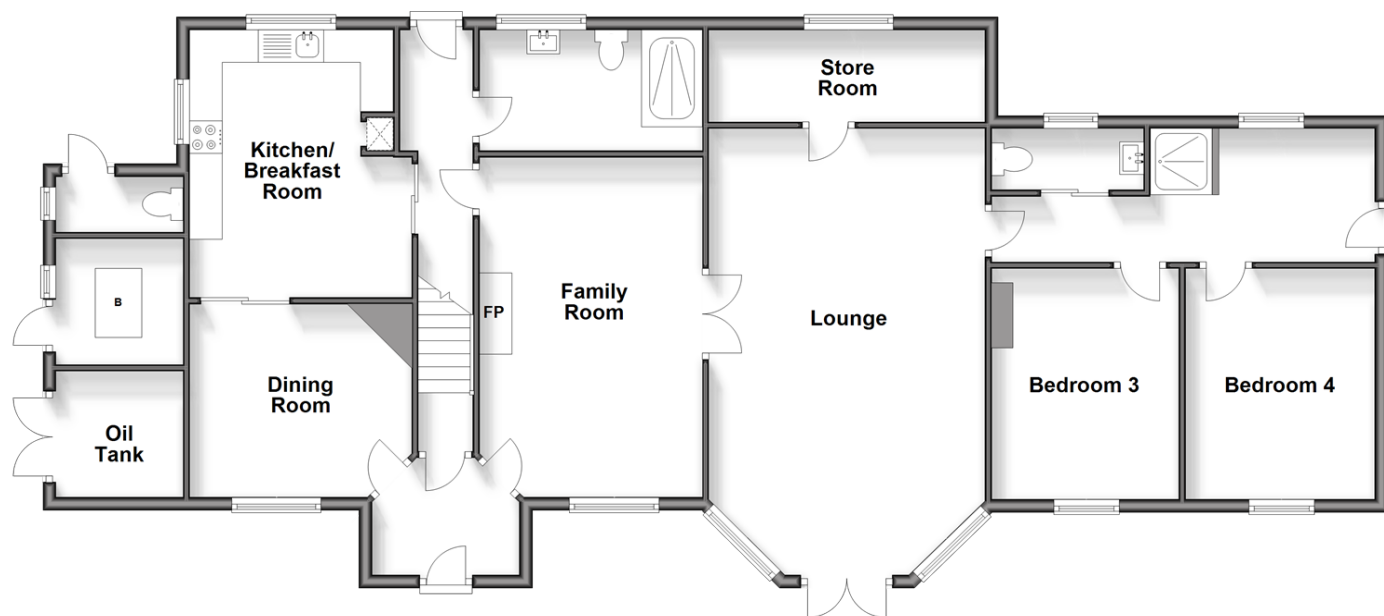


**DOUGLAS  
ALLEN**

Helping you move forwards

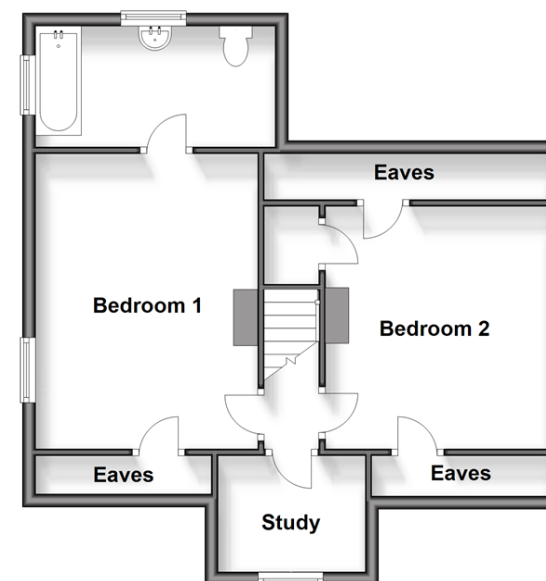
## Ground Floor

Approx. 138.0 sq. metres (1485.6 sq. feet)



## First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 21'11 x 13'10 (6.68m x 4.22m)

Family Room: 17'0 x 11'3 (5.19m x 3.43m)

Dining Room: 11'2 x 9'7 (3.41m x 2.92m)

Kitchen/Breakfast Room: 13'7 x 11'0 (4.14m x 3.36m)

Utility Room/Cloakroom: 10'11 x 5'10 (3.33m x 1.78m)

Store Room: 14'0 x 4'8 (4.27m x 1.42m)

bedroom 3: 11'9 x 9'4 (3.58m x 2.85m)

Bedroom 4: 11'9 x 9'6 (3.58m x 2.90m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 14'10 x 11'1 (4.52m x 3.38m)

En-Suite Shower Room

Bedroom 2: 12'2 x 11'2 (3.71m x 3.41m)

Study: 6'8 x 5'9 (2.03m x 1.75m)

### OUTSIDE

Rear Garden

Front Garden

Detached Garage

Driveway

Outside Toilet

Oil Tank Room





## Main features

- Detached house
- Potential to extend (subject to planning permission)
- 0.679 acres of land
- Semi-rural location
- Walking distance to Lea Valley Country Park
- No onward chain



### Nearest Schools

Primary Schools: Brookland Junior School 1.0 miles, Downfield Primary 1.0 miles, St Clement's C of E Voluntary Aided Junior School 1.1 miles

Secondary Schools: Turnford School 0.9 miles



### Transport Information

Train Stations: Cheshunt 0.8 miles, Theobalds Grove 1.4 miles, Waltham Cross 1.6 miles  
Underground Loughton 5.1 miles, Theydon Bois 5.1 miles, Epping 5.1 miles



### Address

Holyfield, Waltham Abbey, Essex, EN9



### Directions

For directions to this property please contact us.





Call Epping Branch 01992 560600 ■ [douglasallen.co.uk](https://douglasallen.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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