



**Guide Price**  
**£490,000**

**Freehold**

3x  2x  2x 

**Horseshoe Close,  
Waltham Abbey, Essex,  
EN9**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Situated in a modern development close to excellent transport links
- Fitted with solar panels
- Off street parking and an allocated parking space
- Easy access to the historic town centre
- Near Lee Valley White Water Centre and Gunpowder Country Park

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge : 16'2 x 14'11 (4.93m x 4.55m)  
Conservatory Area: 10'2 x 10'0 (3.10m x 3.05m)  
Kitchen : 9'5 x 8'3 (2.87m x 2.52m)  
Study : 11'4 x 7'10 (3.46m x 2.39m)  
En-Suite Shower Room

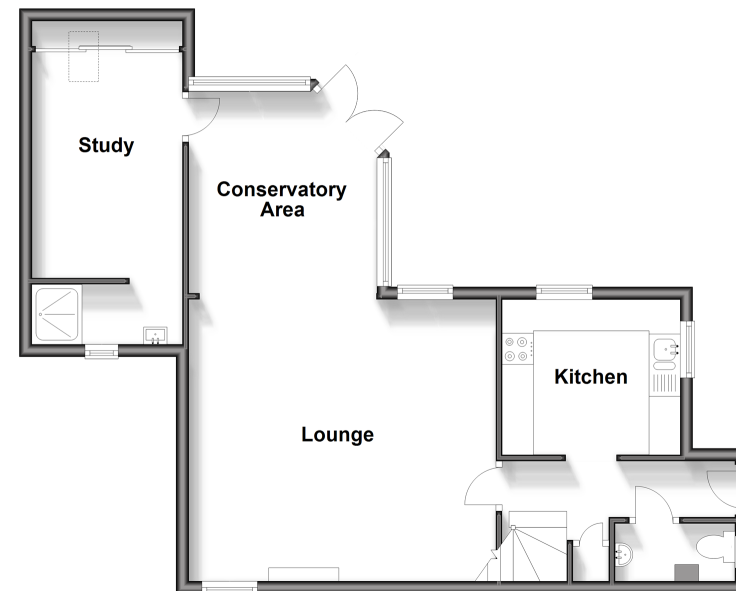
### FIRST FLOOR

Landing  
Bedroom 1: 12'7 x 9'7 (3.84m x 2.92m)  
Bedroom 2: 11'0 x 9'0 (3.36m x 2.75m)  
Bedroom 3: 8'1 x 7'9 (2.47m x 2.36m)  
Bathroom

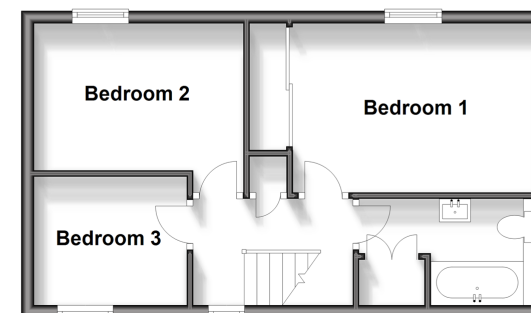
### OUTSIDE

Off Street Parking  
Front Garden  
Rear Garden

**Ground Floor**  
Approx. 59.7 sq. metres (642.8 sq. feet)



**First Floor**  
Approx. 36.3 sq. metres (390.7 sq. feet)



**Call Loughton - 020 8502 1326 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



52317313/20250417/TMI/IW