



Price
£725,000

Freehold

4x  2x  1x 

**Townmead Road,
Waltham Abbey, Essex,
EN9**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 11'11 x 11'5 (3.63m x 3.48m)

Kitchen : 13'4 x 12'1 (4.07m x 3.69m)

Utility Room : 6'11 x 5'11 (2.11m x 1.80m)

Family/Dining Area: 19'3 x 19'1 (5.87m x 5.82m)

Play Room : 15'10 x 9'0 (4.83m x 2.75m)

FIRST FLOOR

Landing

Bedroom 2 : 14'5 x 11'5 (4.40m x 3.48m)

Bedroom 3: 12'2 x 10'2 (3.71m x 3.10m)

Bedroom 4 : 8'1 x 7'4 (2.47m x 2.24m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 11'4 x 10'3 (3.46m x 3.13m)

En-Suite Shower Room

En-Suite Dressing Room : 13'11 x 4'2 (4.24m x 1.27m)

OUTBUILDING

Room 1: 21'1 maximum x 15'3 maximum (6.43m x 4.65m)

Room 2 : 6'11 x 4'2 (2.11m x 1.27m)

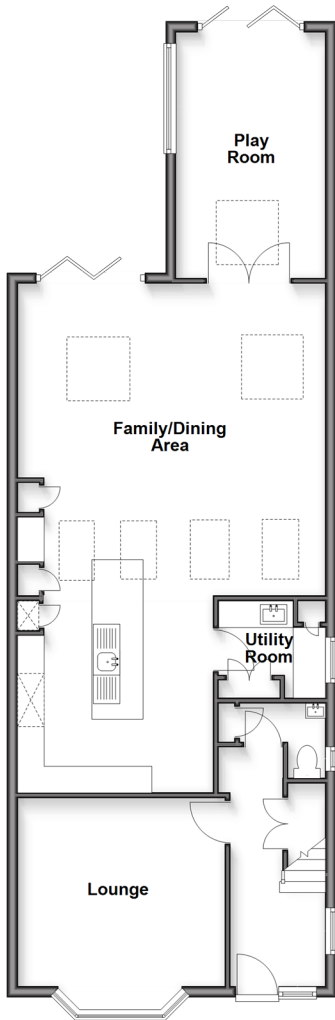
OUTSIDE

Off Street Parking

Rear Garden

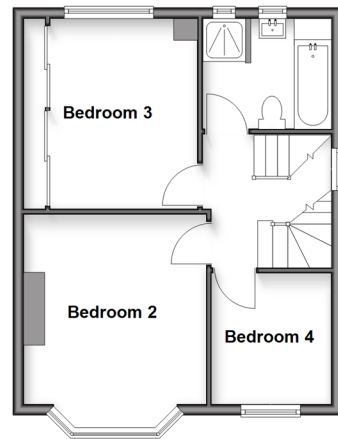
Ground Floor

Approx. 75.7 sq. metres (815.1 sq. feet)



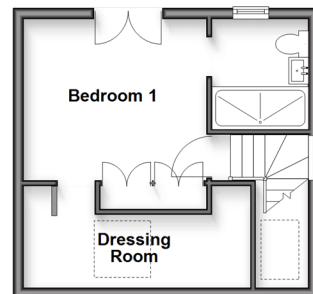
First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



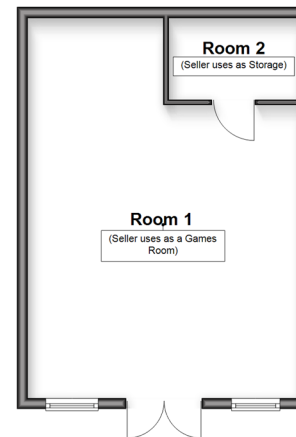
Second Floor

Approx. 27.1 sq. metres (291.6 sq. feet)



Outbuilding

Approx. 36.6 sq. metres (393.6 sq. feet)





Main features

- An immaculate extended house close to schools and parkland
- Modern open plan kitchen and family/dining area
- Separate utility room and cloakroom
- Well maintained rear garden with large patio area, perfect for al-fresco dining
- Outbuilding to the rear that is currently used as a games room
- Good transport links within the area



Nearest Schools

Primary Schools: Waltham Holy Cross Junior School 0.5 miles, Holdbrook Primary 0.7 miles

Secondary Schools: King Harold School 0.8 miles, Oasis Academy Enfield 1.1 miles, Lea Valley High School 1.6



Transport Information

Train Stations: Waltham Cross 1.0 miles, Theobalds Grove 1.3 miles, Enfield Lock 1.4 miles

Underground Loughton 3.9 miles, Buckhurst Hill 4.5 miles, Theydon Bois 4.6 miles



Address

Townmead Road, Waltham Abbey, Essex, EN9



Directions

For directions to this property please contact us.



Call Loughton Branch 020 8502 1326 ■ 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.



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