

Entrance:

Driveway, side access, front door to porch, door to hall

Reception 1: 19' 4" x 15' 9" (5.89m x 4.80m):

narrowing to 12' 3" (3.73m); Stairs to first floor, access to kitchen

Reception 2: 9' 9" x 8' 7" (2.97m x 2.61m):

Access to rear garden

Dining Area: 12' 2" x 10' 9" (3.71m x 3.27m):

Opens to reception 2

Kitchen: 19' 0" x 9' 4" (5.79m x 2.84m):

Door to lobby, access to cloakroom

Lobby:

Access to front and rear garden

Cloakroom/wc: 5' 7" x 2' 6" (1.70m x 0.76m)

Landing:

Access to bedrooms and bathroom, loft hatch

Bedroom 1: 11' 3" x 12' 1" (3.43m x 3.68m)

(into fitted wardrobe)

Bedroom 2: 11' 3" x 12' 1" (3.43m x 3.68m)

(into fitted wardrobe)

Bedroom 3: 9' 1" x 7' 9" (2.77m x 2.36m)

Bathroom: 7' 8" x 7' 7" (2.34m x 2.31m)

Rear Garden:

Access to front and rear, access to garage

Garage: 18' 6" x 10' 0" (5.63m x 3.05m):

Accessed via a service road



A Bit about Waltham Abbey

Borough : Epping Forest District Council
County : Essex

Waltham Abbey

Situated in the south west of Essex, Waltham Abbey is north of London between the River Lea and Epping Forest. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this vibrant location ensures Waltham Abbey remains a desirable place to reside.

TRANSPORT

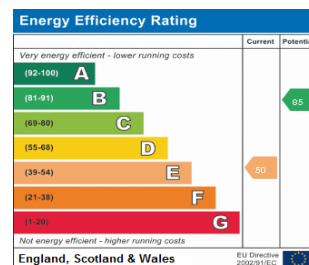
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

SHOPPING AND LEISURE

A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the local area.

DIRECTIONS

If you are visiting the office by car you will find parking outside. We are located opposite the town Hall and in front of the historic Abbey



Castles market this chain free and rare three bedroom semi detached home. Comprising two reception rooms, dining area, large kitchen, cloakroom and an upstairs bathroom. Externally provides a driveway to the front, a garage to the rear accessed via a service road and a lengthy garden. Situated in a sought after location close to town, with its many amenities, the Lea Valley and is approximately one and a half miles to a train station with direct routes to London. Much potential to improve.

**Orchard Gardens
EN9**

£500,000 F/H

