

**Entrance:**  
Driveway, integral garage, side access; front door to hall

**Hallway:**  
Stairs to first floor, access to reception, kitchen, cloakroom and garage

**Reception: 17' 2" x 13' 4" (5.23m x 4.06m):**  
Opens to dining area, door to home office

**Dining Area: 14' 9" x 10' 5" (4.49m x 3.17m):**  
Access to garden

**Home office: 9' 8" x 7' 7" (2.94m x 2.31m)**

**Kitchen: 13' 3" x 9' 2" (4.04m x 2.79m)**

**Cloakroom/wc: 5' 9" x 3' 6" (1.75m x 1.07m)**

**Landing:**  
Access to bedrooms and shower room, loft hatch

**Bedroom 1: 17' 2" x 12' 0" (5.23m x 3.65m)**  
Fitted wardrobes

**Bedroom 2: 11' 4" x 8' 9" (3.45m x 2.66m)**  
Fitted wardrobes

**Bedroom 3: 11' 7" x 8' 1" (3.53m x 2.46m)**

**Shower Room:**  
Double shower

**Rear Garden:**  
Side access, gate to rear to meadow

**Garage: 13' 9" x 8' 3" (4.19m x 2.51m)**  
Integral garage



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**

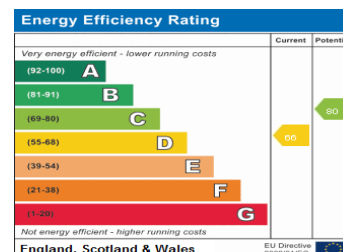
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

**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 semi detached three double bed roomed home, located in a very sought after cul-de-sac with stunning views to the rear of parkland and a lake, that is accessible from the garden. Comprising a modern kitchen, reception, dining area, office/4th bedroom, ground floor cloakroom and an upstairs shower room. Benefits from an integral garage with the potential to convert (STPP) and a driveway. Positioned in Waltham Abbey's town centre amongst its many eateries, shops and Lea Valley parks.

**Abbey Court  
EN9**

**£555,000 F/H**

