

Entrance:

Driveway, path to side access, garage door, front entrance door to hall

Hallway:

Access to reception room, kitchen, garage and cloakroom

Reception Room 18' 6" x 15' 8" (5.63m x 4.77m):

Opens to dining area, stairs to first floor

Dining Area: 16' 7" x 8' 8" (5.05m x 2.64m):

Access to rear garden via patio doors

Kitchen: 12' 4" x 6' 8" (3.76m x 2.03m)

Cloakroom: 9' 2" x 3' 3" (2.79m x 0.99m)

First Floor Landing:

Access to all bedrooms and bathroom, loft hatch

Bedroom 1: 10' 2" x 7' 6" (3.10m x 2.28m):

Fitted wardrobes

Bedroom 2: 12' 6" x 10' 6" (3.81m x 3.20m)

narrowing to 9' 4" (2.84m): Fitted wardrobe

Bedroom 3: 9' 9" x 8' 1" (2.97m x 2.46m):

Fitted wardrobe

Bedroom 4: 17' 7" x 7' 9" (5.36m x 2.36m)

narrowing to 5' 9" (1.75m): Fitted wardrobe

Shower Room: 8' 5" x 6' 1" (2.56m x 1.85m)

Rear Garden:

Side access via pathway, gate to rear, timber shed

Garage: 15' 1" x 8' 6" (4.59m x 2.59m)



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

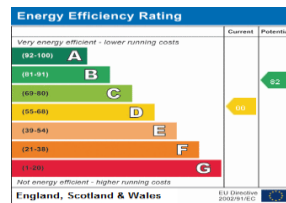
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

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 four bedroom semi detached family home with a driveway and garage. Benefits from a double storey rear extension providing large bedroom sizes and ample living space. Potential to convert the garage to a further living area (STPP). Located within this cul-de-sac close to town and its many shopping facilities and transport links.

**Marle Gardens
EN9**

£475,000 F/H

