

**Entrance:**

Driveway, double garage, front door to hall

**Hallway:**

Access to reception, kitchen, wc and utility room

**Reception: 21' 4" x 11' 4" (6.50m x 3.45m):**

Double doors to rear garden

**Kitchen/Diner: 20' 0" x 10' 5" (6.09m x 3.17m):**

Door to garden, opens to conservatory

**Conservatory: 12' 3" x 10' 5" (3.73m x 3.17m):**

Doors to garden

**Cloakroom: 5' 8" x 3' 5" (1.73m x 1.04m)**

**Utility Room: 8' 9" x 8' 1" (2.66m x 2.46m):**

Lift to first floor, door to garage

**First Floor Landing:**

Access to bedrooms, bathroom and loft

**Bedroom 1: 14' 9" x 10' 9" (4.49m x 3.27m)**

Door to en-suite

**En-suite: 10' 9" x 5' 7" (3.27m x 1.70m)**

(into shower)

**Bedroom 2: 12' 8" x 9' 8" (3.86m x 2.94m)**

narrowing to 10' 8" (3.25m)

**Bedroom 3: 10' 0" x 8' 2" (3.05m x 2.49m)**

narrowing to 6' 9" (2.06m)

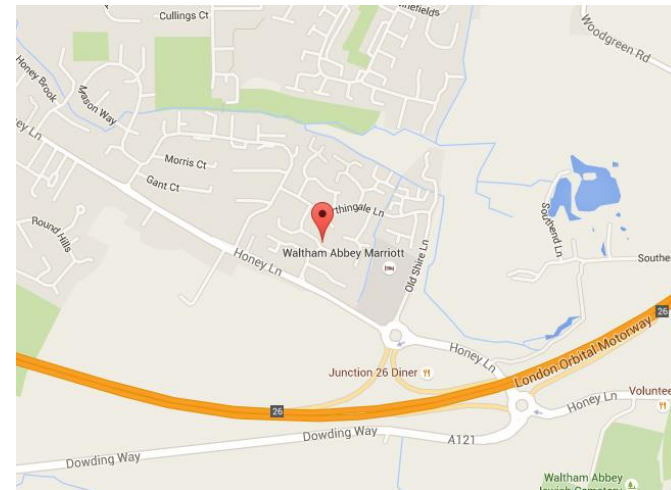
**Bedroom 4: 10' 0" x 7' 4" (3.05m x 2.23m):**

Lift to ground floor

**Bathroom: 7' 9" x 7' 3" (2.36m x 2.21m)**

**Rear Garden**

**Double Garage: 18' 4" x 16' 8"**



**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**

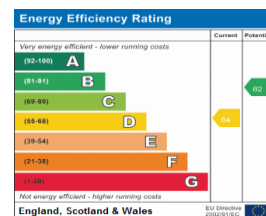
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

**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 are delighted to present this outstanding chain free four bedroom detached residence nestled in the corner of Kestrel Road. It offers impressive living accommodation including a large reception, modern kitchen, dining area, utility area, cloakroom and a conservatory overlooking the rear garden. Also benefits from a modern family bathroom and an en-suite to the master bedroom. Externally it provides ample off street parking, a double garage allowing the possibility to convert (STPP). Located close to local schools and major transport links including the M25 junction.

**Kestrel Road  
EN9**

**£650,000 F/H**



