

Front:

Driveway, side access, storage compartment

Hallway:

Front door to hallway, access to kitchen, utility room, stairs to first floor.

Reception/Diner: 18' 6" x 19' 2" (5.63m x 5.84m):

L Shaped narrowing to 13' 4" x 11' 0" (4.06m x 3.35m): Opens to kitchen, access to garden.

Kitchen: 16' 4" x 8' 8" (4.97m x 2.64m):

Breakfast bar, underfloor heating, opens to reception diner

Cloakroom/wc: 4' 1" x 5' 0" (1.24m x 1.52m):**Utility room: 5' 9" x 5' 8" (1.75m x 1.73m):**

Door to cloakroom/wc

First Floor Landing:

Access to all rooms, loft hatch.

Bedroom One: 16' 3" x 15' 1" (4.95m x 4.59m):

narrowing to 8' 9" x 10' 2" (2.66m x 3.10m); Access to en-suite

Ensuite Shower room 5' 8" x 5' 3" (1.73m x 1.60m)**Bedroom Two: 14' 0" x 9' 1" (4.26m x 2.77m)****Bedroom Three: 12' 2" x 9' 2" (3.71m x 2.79m)**

narrowing to 10' 2" (3.10m)

Bathroom: 6' 5" x 6' 6" (1.95m x 1.98m)**Rear Garden:**

Landscaped. side access

**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 three bedroom semi detached family home. Modern and well presented throughout it benefits from a stunning kitchen, utility area, ground floor cloakroom and an ensuite to the master bedroom. Externally it provides a driveway with the potential to add further parking and its plot size allows the potential to extend to the side. A loft conversion is also possible (all subject to planning permission). Situated close to schools and transport links.

**Edward Court
EN9**

£480,000 F/H

