

Vendor advises:

Service charge of £417 pa is payable

Entrance:

Front door to hall

Hallway:

Stairs to first floor, access to reception and kitchen

Reception 1: 13' 9" x 13' 9" (4.19m x 4.19m):

Opens to diner

Reception 2/Diner: 10' 4" x 9' 9" (3.15m x 2.97m):

Doors to rear garden

Kitchen: 9' 3" x 8' 3" (2.82m x 2.51m)**First Floor Landing:**

Access to bedrooms and shower room, loft hatch

Bedroom 1: 13' 6" x 11' 8" (4.11m x 3.55m):

longest point narrowing to 10' 7" (3.22m)

Bedroom 2: 11' 7" x 7' 2" (3.53m x 2.18m)**Shower Room: 8' 0" x 6' 1" (2.44m x 1.85m)****Rear Garden:**

Paved

Parking:

1 x allocated parking space + visitor space

**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



**Windsor Wood
EN9**

Castles market this modern and extended two double bedroom staggered terraced house. Comprising a kitchen, reception area opening to a dining area/reception two and a refurbished upstairs shower room. Benefits from allocated off street parking and being located in a sought after road close to town.

£395,000 F/H

