

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Heather Gardens

Waltham Abbey, EN9 3YF

Guide Price £579,995

 3  2  null  D

Council Tax: E



# Heather Gardens

Waltham Abbey, EN9 3YF

Guide Price £579,995



## Entrance Hall

6'4" x 4'4" (1.93m x 1.32m)

Panel door into: Painted walls, laminate flooring. Stairs to first floor. Door to;

## Cloakroom

5'9" x 3' (1.75m x 0.91m)

Tiled and painted walls. Two piece white suite comprising Low level WC. Wash basin. Opaque window. Towel Radiator.

## Lounge

13'5" x 13'5" (4.09m x 4.09m)

Panel door into. Painted walls, Laminate flooring. Large UPVc window to front aspect. Storage cupboard. Radiator. Open plan Access to;

## Kitchen/Diner

17'0" x 9'3" (5.18m x 2.82m)

Painted walls, laminate flooring. UPVc doors to rear garden. Kitchen in range of matching contemporary style white gloss units with integrated appliances. Large window to rear aspect.

## Landing

9'10" x 6'9" (3.00m x 2.06m)

Painted walls, Light grey carpet flooring. Doors to;

## Bedroom 1

9'7" x 9'6" (2.92m x 2.90m)

Wood panel door into. Painted walls, Light grey carpet flooring. Large Window.

## En-Suite Shower Room

6'8" x 4'11" (2.03m x 1.50m)

Wood panel door into. Tiled and painted walls. Three piece white suite comprising Low level WC. Wash basin. Shower Cubicle. Opaque window.

## Bedroom 2

10'9" x 10'0" (3.28m x 3.05m)

Wood panel door into. Painted walls, Light grey carpet flooring. Large Window. Radiator.

## Bedroom 3

7'4" x 6'7" (2.24m x 2.01m)

Wood panel door into. Painted walls, Light grey carpet flooring. Large Window. Radiator.

## Bathroom

6'8" x 6'7" (2.03m x 2.01m)

Wood panel door into. Tiled and painted walls. Three piece white suite comprising Low level WC. Wash basin. Panel bath with shower over. Opaque window. Towel radiator.

## Garage

13'1" x 8'2" (3.99m x 2.49m)

Single linked garage with up and over door. Power and light supplied.

## Off Street Parking

Driveway parking.

## Rear garden

Laid to lawn with patio area. Fence boarder. Side access. Access to Garage;

## Agents Note

We are advised by the vendors that the property is being sold with no upward chain.

Tel: 01920 872500



- LINK DETACHED HOME
- CLOSE TO TOWN CENTRE
- FAMILY BATHROOM & EN-SUITE
- EASY ACCESS TO LONDON
- MODERN DESIGN KITCHEN

- REFURBISHED THROUGHOUT
- THREE BEDROOMS
- SINGLE GARAGE & DRIVEWAY
- OPEN PLAN LIVING SPACE
- OFFERED CHAIN FREE



Road Map



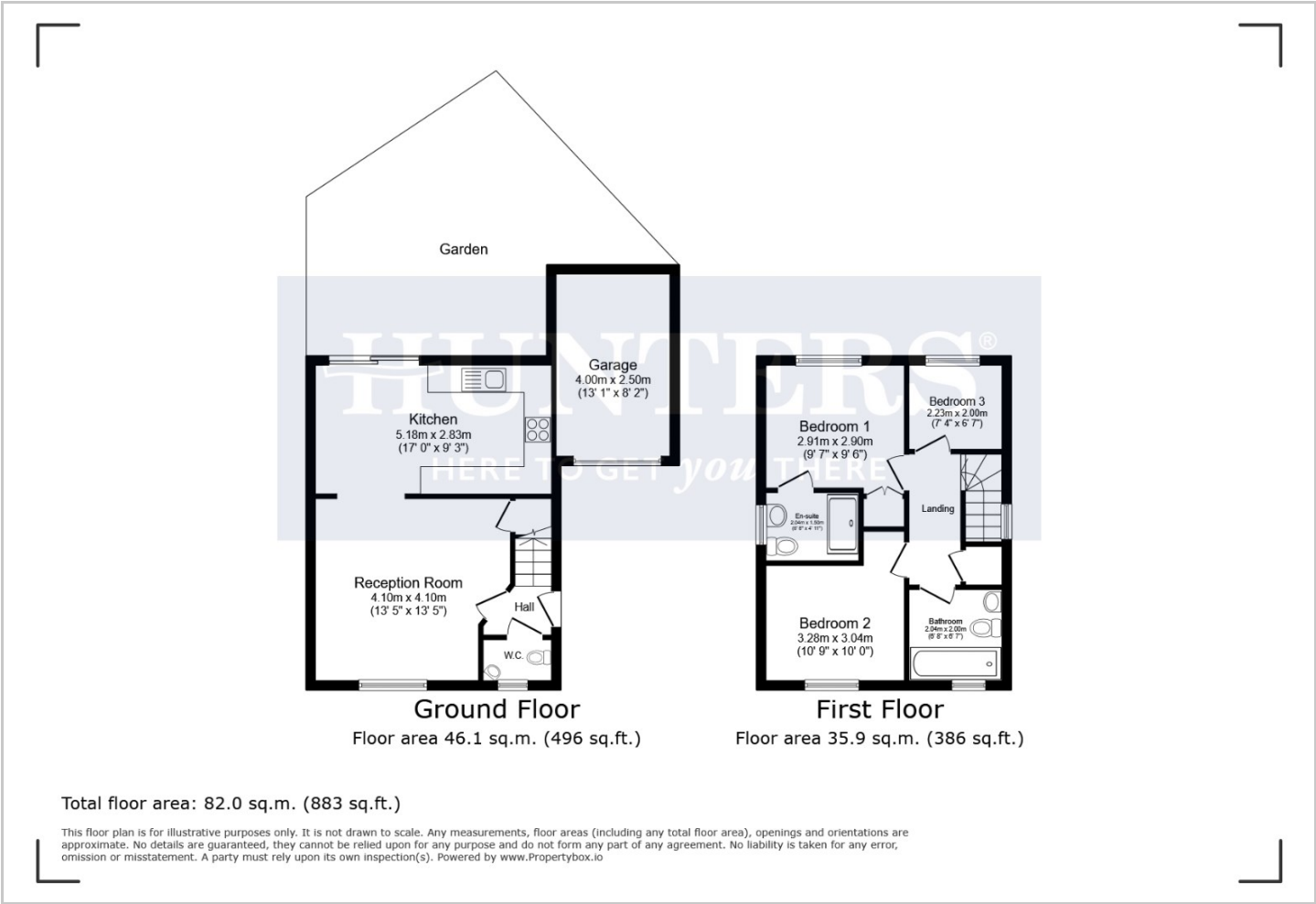
Hybrid Map



Terrain Map



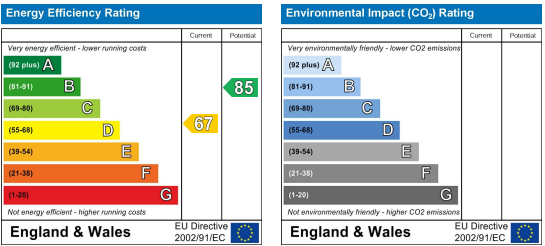
Floor Plan



Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.