

HONEY LANE,  
WALTHAM ABBEY

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Spacious Victorian semi-detached house | Three good size bedrooms | Two reception rooms | Modern kitchen opening onto the garden | Contemporary first floor bathroom | No onward chain | 150ft rear garden | Waltham Abbey town centre a walk away | Excellent location for schools | EPC rating *tbc* / Council Tax band E

**Price Range**  
**£525,000 to**  
**£550,000**





Offered to the market with no chain is this delightfully presented, and wonderfully spacious three bedroom Victorian semi-detached house. The present owners have transformed the property by improving the layout and refurbishing throughout to create a superb family home. Features include two spacious reception rooms, a modern kitchen, contemporary family bathroom, a superb 120ft garden and parking for two cars.

### Location

Situated on Honey Lane itself this property is ideally situated for Waltham Abbey's town centre with schools and major road links close by. For leisure pursuits the house is close to Epping Forest, the Lee Valley regional park, and there is an excellent selection of sports clubs and parks close by.

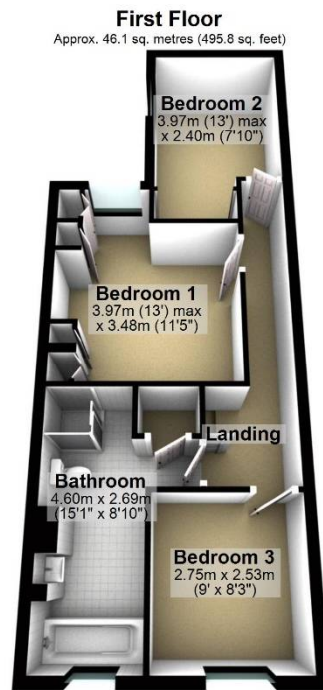
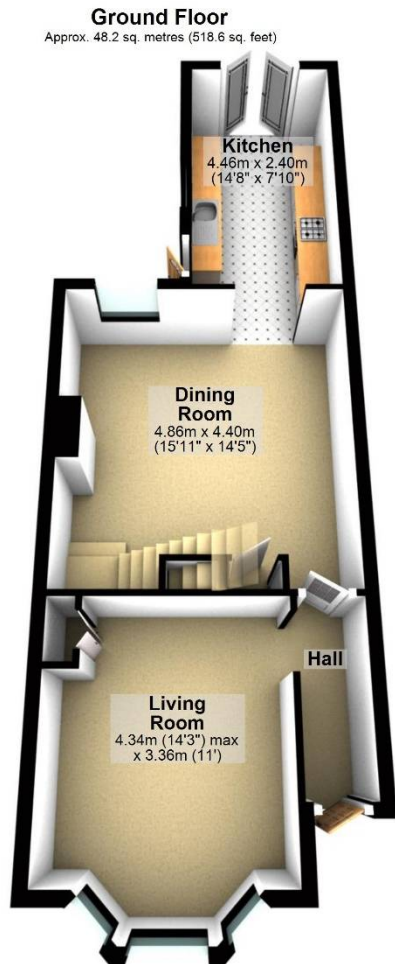
### Interior

This traditional Victorian property commences with a welcoming entrance leading to the front reception room. This is a delightful room, the focal point being its log burner, traditional sash bay window with bespoke storage and shelving to the alcoves. The second reception is a wonderfully spacious room which the present owners use as a daytime living space for eating, relaxing and spending time with the family. This room opens to the kitchen which is fitted with an extensive range of units with contrasting worksurfaces and ample space for appliances. Double doors open to the rear to bring the house and garden together. Upstairs are three good size bedrooms, the principal room with bespoke fitted wardrobes, all served by a stunning contemporary bathroom which has both a bath and separate open shower cubicle.

### Exterior

The property sits on a good size plot with parking to the front with space for two cars, with gated access to the side of the house. The rear garden is an absolute treat, measuring approximately 150ft in length with a large patio area for entertaining, and extensive lawn and to the rear is an enormous shed for all your storage needs. With the house sitting on such a good size plot, there appears to be the potential to extend the property to both the ground floor and into the loft, subject to the usual planning consents.





Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 17th June, 2023