



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



**20 Margherita Road, Waltham Abbey, EN9 3TU**

**Guide price £400,000**

Guide Price- £400,000-£425,000

Fortune and Coates are delighted to introduce to the market this two bedroom end of terrace, family home situated in the sought after location of Margherita Road, Waltham Abbey.

Upon entering, you are greeted by an inviting hallway that leads to a spacious lounge/diner, an ideal setting for entertaining family and friends. This generous area easily accommodates a dining table, making it a wonderful space for gatherings.

The stylish kitchen features glossy white wall and base units, complemented by a sleek black tiled splashback. It is equipped with an integrated oven and hob with ample

Lounge/diner 11'9" x 19'3" (3.59 x 5.89)

Kitchen 11'9" x 7'7" (3.59 x 2.32)

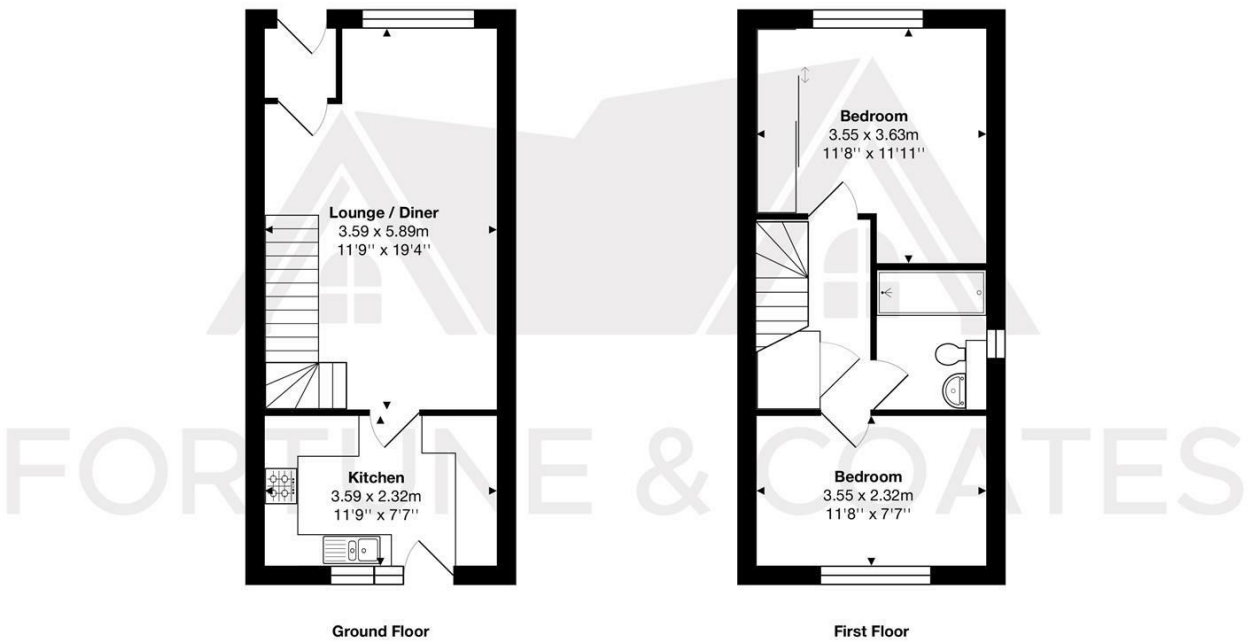
Bedroom 11'7" x 11'10" (3.55 x 3.63)

Bedroom 11'7" x 7'7" (3.55 x 2.32)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Floor Plan

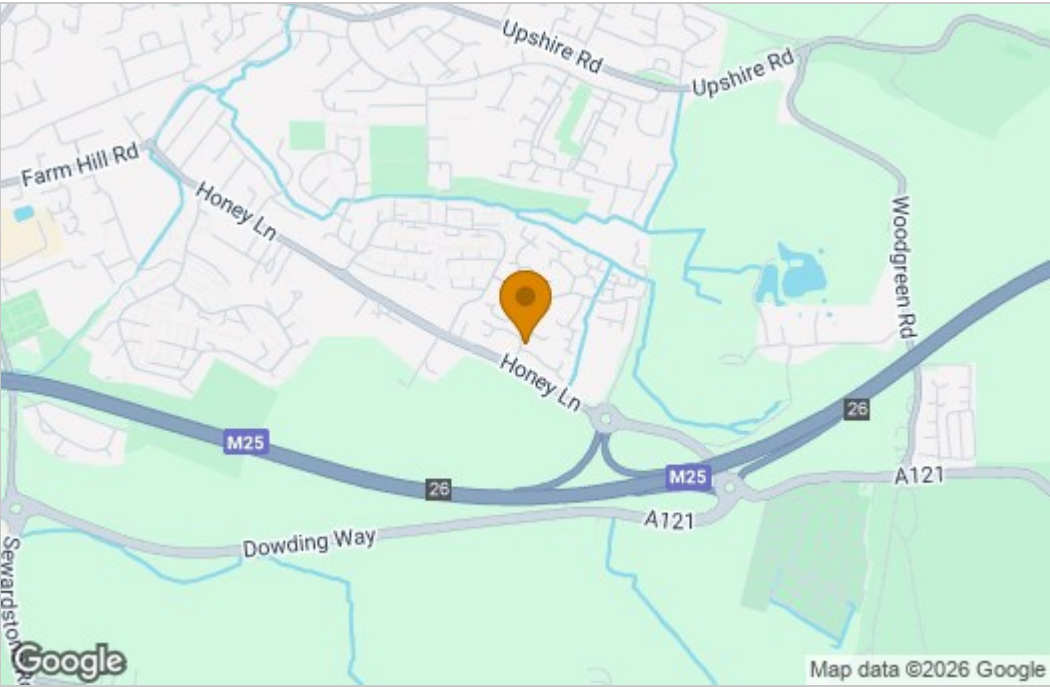


Total Area: approx. 59.4 m<sup>2</sup> ... 639 ft<sup>2</sup>

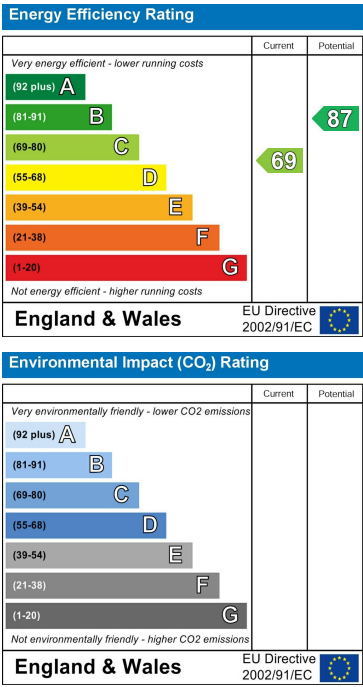
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.