



## Honey Lane, Waltham Abbey, EN9 3AH

**\*\* VICTORIAN GROUND FLOOR FLAT \*\* PRIVATE REAR GARDEN \*\* DOUBLE BEDROOM \*\* CLOSE TO WALTHAM ABBEY MARKET TOWN \*\* CHAIN FREE \*\* NEW EXTENDED LEASE \*\***

A great opportunity to acquire this Victorian character ground floor apartment which benefits from its own private rear garden. The owners are currently extending the lease. Chain free.

The accommodation comprises with a communal entrance hallway leading to the front entrance door, lounge, double bedroom, kitchen and family bathroom. There is a pretty well tended rear garden.

Historic Waltham Abbey offers a busy high street with many shops, cafes, bars, restaurants and public houses. Several larger shops including a Tesco, Matalan and Lidl. There are several places of interest including "Gun Powder Mills" and "Lea Valley Navigation" Access to the M25 connects the M11 at Hastingwood and an over ground station can be found in Waltham Cross connecting London.



**£209,995**

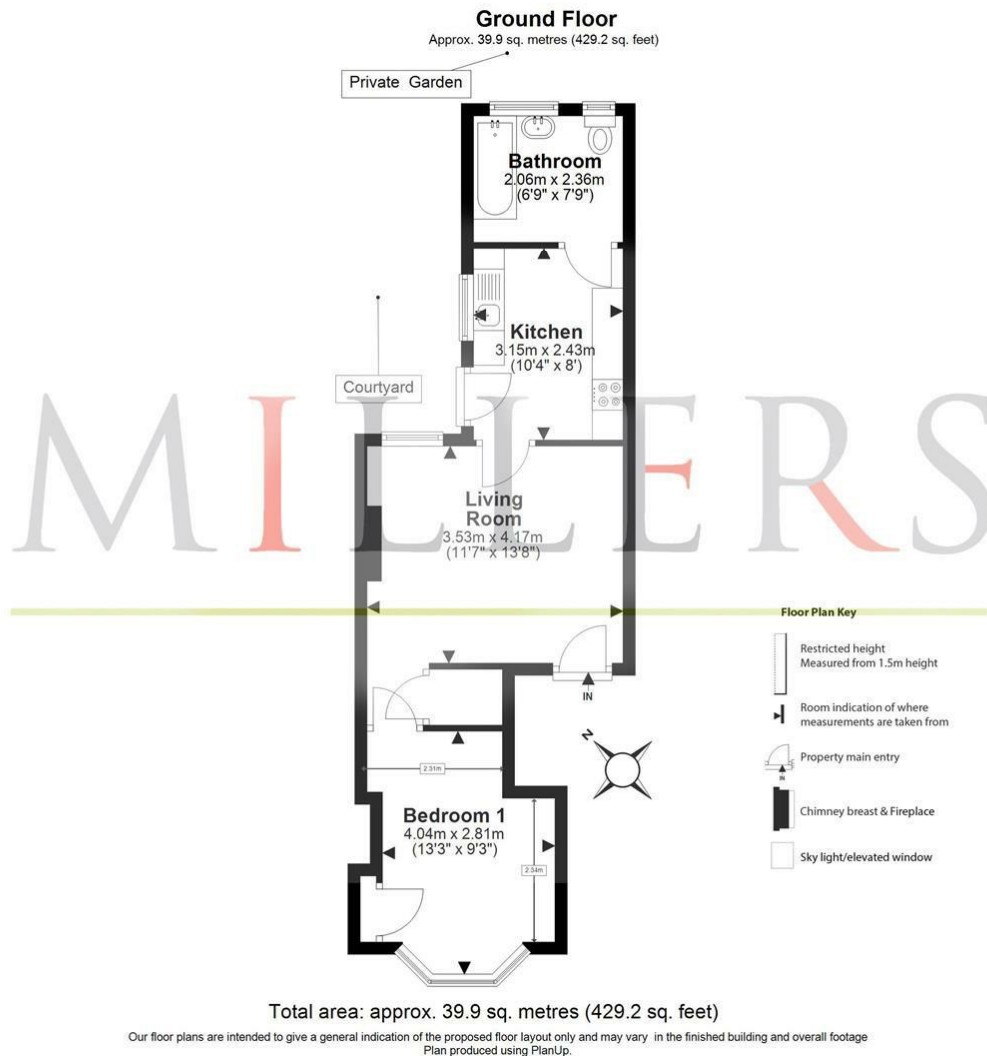
- VICTORIAN CHARACTER CONVERSION
- CHAIN FREE
- CLOSE TO WALTHAM ABBEY MARKET TOWN
- PRIVATE REAR GARDEN
- LONG EXTENDED LEASE
- FEW MINUTES TO M25
- GROUND FLOOR APARTMENT
- LOUNGE & DOUBLE BEDROOM





MILLERS  
ESTATE AGENTS





## Property Dimensions

### Communal Entrance Hallway

<b>Living Room</b>	11'7" x 13'8" (3.53m x 4.17m)
<b>Kitchen</b>	10'4" x 8'0" (3.15m x 2.43m)
<b>Bathroom</b>	7'9" x 6'9" (2.36m x 2.06m)
<b>Bedroom 1</b>	13'3" x 9'3" (4.04m x 2.81m)
<b>Courtyard</b>	19'3" x 5'6" (5.87m x 1.68m)
<b>Rear Garden</b>	54'4" x 14'9" (16.56m x 4.50m)





## Directions

Head south-west on High St/B1393 towards High St/B1393 At the roundabout, take the 4th exit onto Woodridden Hill/A121 Continue to follow A121 At Waltham Abbey Interchange, take the 3rd exit onto Honey Ln At Waltham Abbey Interchange, take the 2nd exit and stay on Honey Ln where the property can be found towards the end of the road on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.