



**Wren Drive, Margherita Road, Waltham Abbey**

**Asking Price £429,995**



**MILLERS**  
ESTATE AGENTS

\* THREE BEDROOMS \* 1,049.6 SQ FT VOLUME \* OFF STREET PARKING \* ARRANGED OVER THREE FLOORS \* TWO BATHROOMS \* MODERN DEVELOPMENT \* QUIET CUL-DE-SAC \*

This attractive three-bedroom mid-terrace family home offers approximately 1,050 square feet of living space spread over three floors. It is situated just off the peaceful Margherita Road, just a short walk from open countryside & only a few minutes' drive to the High Street or Epping Forest.

Upon entering through the front door, you will find a spacious living room featuring solid wood flooring & large windows that flood the space with natural light, leading out to the rear garden. The hallway includes stairs that ascend to the upper floors and a handy utility cupboard. The impressive kitchen is fitted with white units and contrasting surfaces, along with integrated appliances for convenience.

On the first floor, the landing provides access to bedrooms two & three, as well as a generously sized family bathroom. The second-floor landing opens into the master bedroom, which includes an en-suite shower room with a three-piece suite.

Externally, the property features neatly tucked-away paved parking off the main road. The garden is primarily laid to lawn & includes a patio area immediately behind the house, along with a timber garden shed.

Wren Drive is closely situated to the Historical Market Town of Waltham Abbey, yet is within walking distance to arable farmland, parts of Epping Forest & open countryside. The Abbey, Epping & Loughton are all a short drive away with vibrant High Streets offering an array of shops, restaurants, salons, bars and supermarkets. Epping & Theydon Bois have access to the Central Line serving London. In addition, J26 of the M25 is a short drive away and an overground station is available at Waltham Cross.

**AGENTS NOTE:** As defined in section 21 of the Estate Agents Act, we are obliged to advise any prospective purchaser that this property is owned by a relative of an employ of Miller





## GROUND FLOOR

### Kitchen

9'10" x 7'9" (3.00m x 2.36m)

### Utility Cupboard

### Living Room

16'2" x 14'1" (4.93m x 4.30m)

## FIRST FLOOR

### Bedroom Three

8'1" x 14'3" (2.46m x 4.34m)

### Bedroom Two

9'11" x 14'3" (3.03m x 4.34m)

### Bathroom

7'6" x 5'2" (2.29m x 1.57m)

## SECOND FLOOR

### Bedroom One

14'6" x 11'11" (4.42m x 3.63m)

### En-suite Shower Room

10'8" x 7' (3.25m x 2.13m)

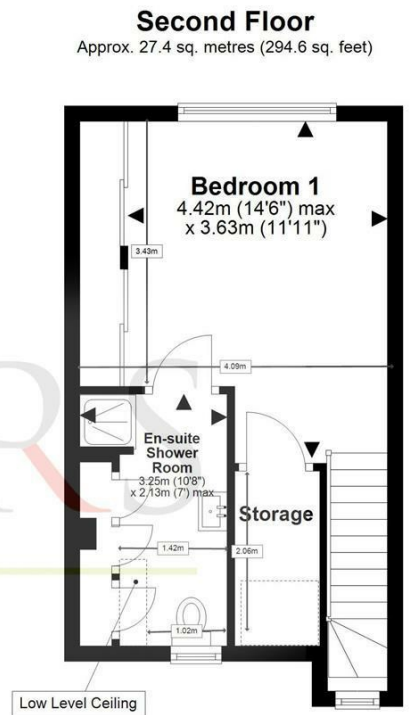
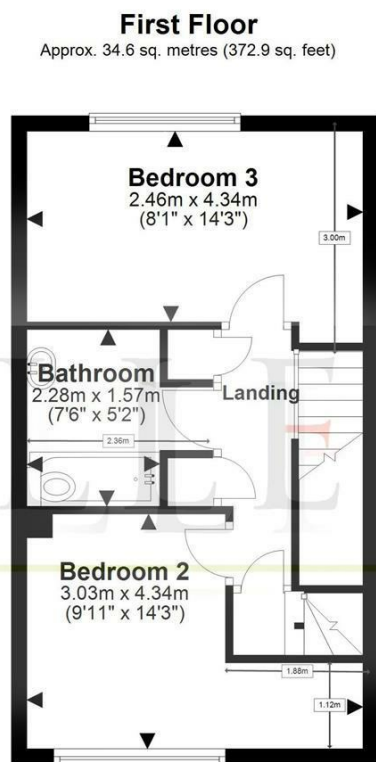
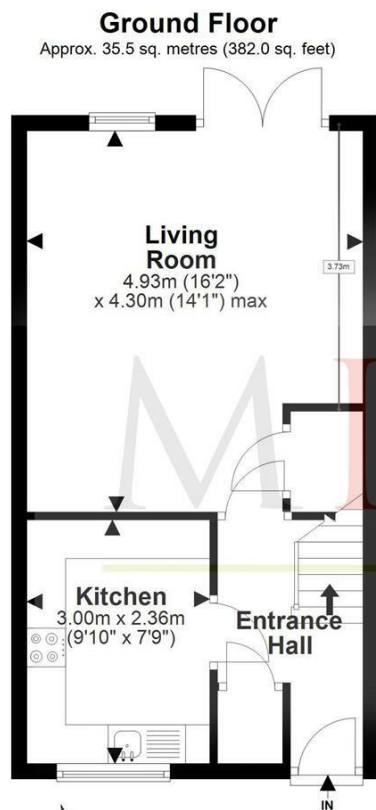
## EXTERNAL AREA

### Rear Garden

41' x 16' (12.50m x 4.88m)

### Allocated Parking





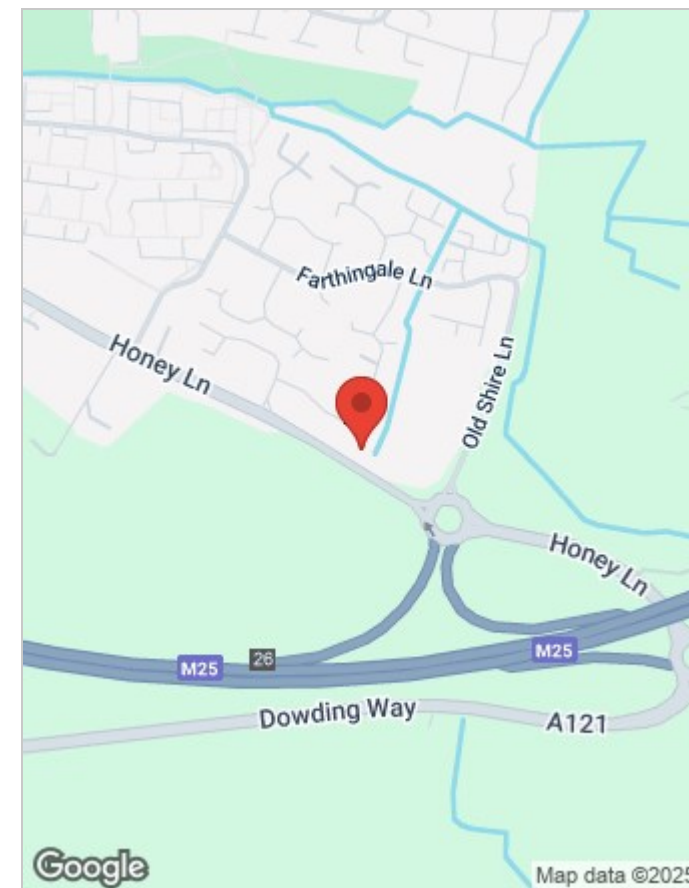
**Floor Plan Key**

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from

- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 97.5 sq. metres (1049.6 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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