



**Edward Court, Waltham Abbey EN9 3HZ**

**welcome to**

## **Edward Court, Waltham Abbey**

William H Brown are delighted to bring to the market this lovely and spacious four bedroom detached family home situated in a popular Waltham Abbey location. An early viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Radiator, vinyl flooring.

### **Cloakroom**

wc, wash hand basin, vinyl flooring.

### **Lounge**

21' 5" x 15' ( 6.53m x 4.57m )

Double glazed window to rear aspect, laminate floor, french doors.

### **Reception Room**

15' 3" x 8' 5" ( 4.65m x 2.57m )

Double glazed window to front aspect, vinyl floor, radiator.

### **Kitchen**

11' 3" x 8' ( 3.43m x 2.44m )

Double glazed window to front aspect, space for fridge freezer, a range of wall and base units with complimenting worktops, integrated oven, gas hob, vinyl flooring, part tiled walls.

### **Landing**

Double glazed window to side aspect.

### **Bedroom 1**

21' 6" x 10' 3" ( 6.55m x 3.12m )

Two double glazed window to rear aspect, two radiators.

### **En-Suite**

Double glazed window to side aspect, tiled floor, tiled walls, shower cubicle, chrome heated radiator, wc, wash hand basin.

### **Bedroom 2**

14' 4" x 13' 2" ( 4.37m x 4.01m )

Two double glazed velux windows to rear aspect, two double glazed velux windows to front aspect, radiator.

### **En-Suite**

Corner bath, wc, wash hand basin, tiled floor, tiled walls.

### **Bedroom 3**

12' 8" x 9' 6" ( 3.86m x 2.90m )

Double glazed window to rear aspect, radiator.

### **Bedroom 4**

15' 2" x 8' 5" ( 4.62m x 2.57m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Tiled walls, tiled floor, paneled bath, wc, wash hand basin, chrome heated radiator.

### **Exterior Front Garden**

To the front of the property is a driveway.

### **Rear Garden**

To the rear of the property is a patio area, artificial grass, hot tub, side access.





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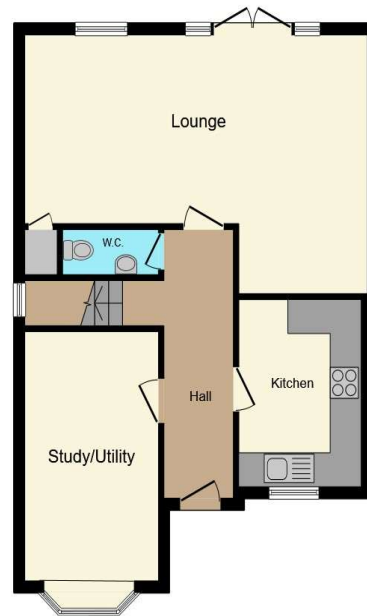
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## Edward Court, Waltham Abbey

- Four double bedrooms
- Detached
- Driveway
- Two en-suites
- Lovely condition throughout

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

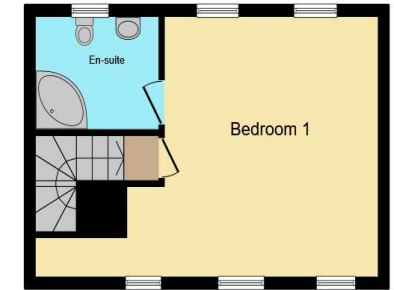
**£625,000**



Ground Floor



First Floor



Second Floor

Total floor area 146.3 m<sup>2</sup> (1,575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRX109465 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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