



- POPULAR ABBEYFIELDS DEVELOPMENT
- DETACHED HOUSE
- THREE BEDROOMS
- INTEGRAL GARAGE

Osprey Road, Waltham Abbey, EN9 3TY

PRICE: £525,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this spacious three bedroom detached residence situated on the ever popular Abbeyfields development. Two receptions - Two bathrooms - integral garage. Ideal family home. An internal viewing is strongly recommended.



Property Description

Osprey Road is a quiet residential turning situated on the ever popular and sought after Abbeyfields development. The property would make a suitable family home and is within easy access for schools of all ages and local amenities.

The Town Centre with its historic Market Square and pedestrianized Sun Street with an array of shops, eateries and bi-weekly market are within easy access.

The property is also within easy access of the M25 motorway and reasonable driving distance for Waltham Cross mainline BR Station and Epping and Loughton underground stations for direct access into central London and beyond.

Being offered chain free an internal viewing is highly advised.

The accommodation to the ground floor comprises an entrance lobby leading to the lounge with a feature bay window to the front and French doors leading to the dining area with open plan access to the kitchen with a range of fitted wall and base units, work surfaces and built in oven and hob.

An inner hall is accessed from the lounge with stairs leading to the first floor level and door to a guest WC with a close coupled WC and vanity wash hand basin.

Accommodation to the first floor comprises three bedrooms, the master bedroom has a feature bay window, fitted wardrobes and an suite shower room comprising shower enclosure, Close coupled WC and vanity wash hand basin.

Bedrooms two and three overlook the rear aspect with fitted





mirror wardrobes to bedroom three.

A part tiled bathroom with a three piece complete the interior.

There is a boarded loft with a pull down ladder.

Externally the rear garden has a full width block paved patio, lawn area, timber fencing and side pedestrian access.

The front exterior comprises a lawn area, block paved drive with parking for one/two vehicles leading to the garage with up and over, power and light.



PORCH

4' 11" x 3' 1" (1.5m x 0.94m)

LOUNGE

18' 10 Max" x 12' 1" (5.74m x 3.68m)

DINING AREA

9' 10" x 9' 00" (3m x 2.74m)

KITCHEN

11' 2" x 8' 7" (3.4m x 2.62m)

INNER HALL

6' 1" x 4' 8" (1.85m x 1.42m)

GUEST WC

5' 8" x 2' 10" (1.73m x 0.86m)

LANDING

9' 7" x 3' 3" (2.92m x 0.99m)

BEDROOM ONE

14' 00" x 11' 7 Max" (4.27m x 3.53m)

EN SUITE SHOWER

6' 00" x 4' 8" (1.83m x 1.42m)

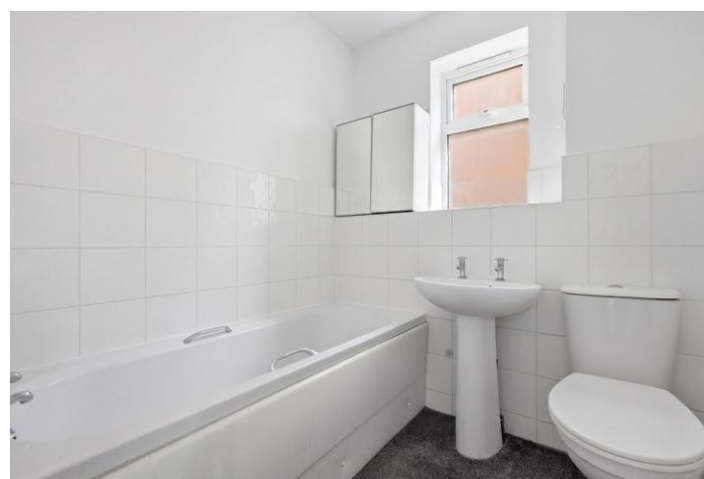
BEDROOM TWO

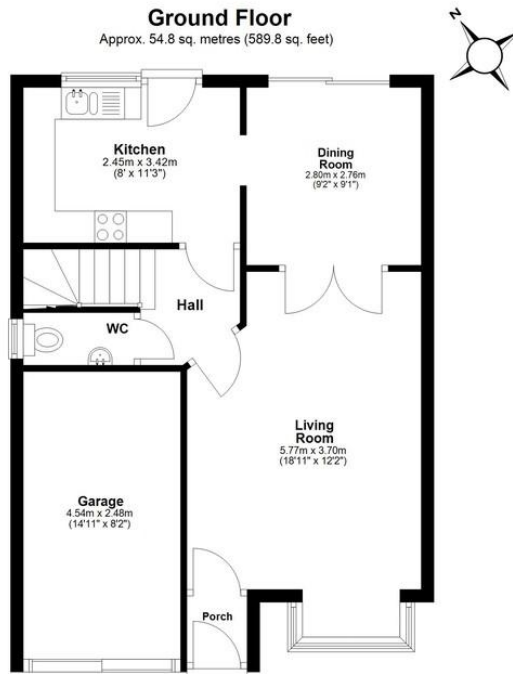
12' 3" x 9' 3" (3.73m x 2.82m)

BEDROOM THREE

9' 1" x 8' 2" (2.77m x 2.49m)

BATHROOM





Total area: approx. 101.6 sq. metres (1093.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Osprey Road

5' 5" x 6' 00" (1.65m x 1.83m)

REAR GARDEN

INTEGRAL GARAGE

15' 6" x 7' 5" (4.72m x 2.26m)

TENURE AND CHARGES

Council Tax Epping Forest District Council Band

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus Energy

Broadband - Talk Talk

Mobile Signal and Coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements