



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- STUDY

Sewardstone Road, Waltham Abbey, EN9 1PD

PRICE: £425,000 FREEHOLD

Being offered chain free an opportunity to purchase this spacious three bedroom semi detached residence in town centre location. The property requires some minor updating and benefits from a conservatory, ground floor WC, garage and parking for three vehicles.



## Property Description

Being offered chain free an opportunity to purchase this spacious three bedroom semi-detached residence in town centre location. The property requires some updating and benefits from a conservatory, ground floor WC, garage and parking for three vehicles.

Rainbow Estate agents are pleased to present to the market this spacious three bedroom semi-detached residence being walking distance of the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market. Tesco and Lidl supermarkets are also close by.

Junction 26 of the M25 motorway is within easy access whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

For those recreational purposes the picturesque Abbey Gardens and Townmead Park are within walking distance.

The property is in need of some updating, accommodation to the ground floor comprises an entrance hall, providing access to kitchen, lounge and guest WC.

The kitchen has a range of fitted wall and base units with tiled work surfaces, gas hob, built in eye level oven and grill and integrated dishwasher.

A spacious lounge/diner has mock beams to walls and ceiling, laminated flooring, with patio doors providing access to the full width conservatory providing access to the westerly facing rear garden.



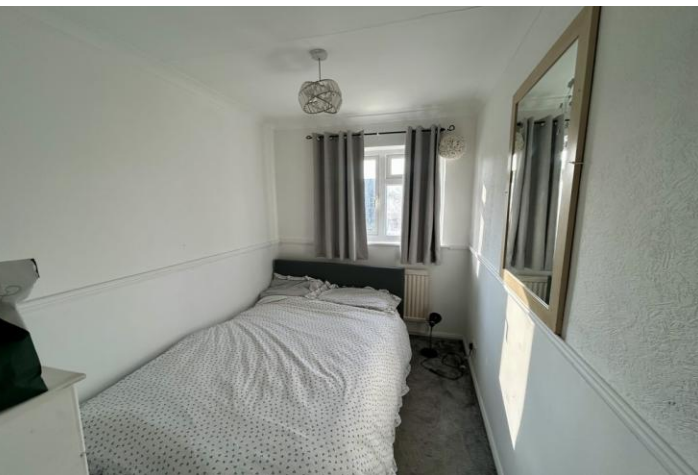


The study which is accessed from dining area has a door providing side access to both the front and rear garden.

A guest WC with close coupled WC and vanity wash basin complete the ground floor.

Accommodation to the first floor comprises a landing with built in cupboard, three good size bedrooms and family bathroom.

The rear garden comprises timber decked patio, lawn area with flower and shrub borders, garden shed and side pedestrian access.



The front exterior comprises block paved parking for three vehicles leading to the garage with up and over door.

#### **ENTRANCE LOBBY**

8' 9" x 4' 3" (2.67m x 1.3m)

#### **ENTRANCE HALL**

8' 4" x 8' 2 Max" (2.54m x 2.49m)

#### **GUEST WC**

9' 00" x 2' 10" (2.74m x 0.86m)

#### **KITCHEN**

12' 11" x 7' 7" (3.94m x 2.31m)

#### **DINING AREA**

8' 1" x 8' 3" (2.46m x 2.51m)

#### **STUDY**

11' 00" x 7' 5" (3.35m x 2.26m)

#### **LOUNGE**

16' 2" x 12' 1" (4.93m x 3.68m)

#### **CONSERVATORY**

15' 6" x 6' 9" (4.72m x 2.06m)

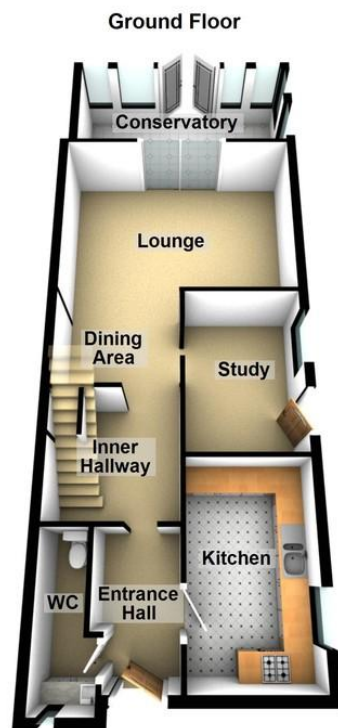
#### **LANDING**

10' 6" x 3' 7" (3.2m x 1.09m)

#### **BEDROOM ONE**

13'00 x 12'2 Max





#### BEDROOM TWO

11' 8" x 9' 5" (3.56m x 2.87m)

#### BEDROOM THREE

11' 8 Max" x 6' 5" (3.56m x 1.96m)

#### BATHROOM

5' 6" x 6' 10" (1.68m x 2.08m)

#### REAR GARDEN

#### PARKING FOR THREE VEHICLES

#### GARAGE

18' 9" x 8' 5" (5.72m x 2.57m)

#### TENURE AND CHARGES

Council Tax Epping Forest District Council D

Tenure - Freehold

#### UTILITIES AND SUPPLIERS

Electricity - Mains - Utility Warehouse

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 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 are 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