



- DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- CONSERVATORY

Pick Hill, Waltham Abbey, EN9 3LD

PRICE:£530,000 FREEHOLD

Situated within this much sought after location an opportunity to purchase this three bedroom detached bungalow enjoying an open aspect to the rear. The property benefits from a garage to the side and parking for 3-4 vehicles. Offered chain free an internal viewing is strongly recommended.



Property Description

Pick Hill is a much sought after turning situated on the outskirts of the Town Centre but within easy access of schools for all ages and local amenities.

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

For the commuter Junction 26 of the M25 is within easy access for connections to the M11 and A10. Waltham Cross mainline BR station and Epping and Loughton underground station is within driving distance for direct access into central London and beyond.

Accommodation to the ground floor comprises an entrance porch leading to the hallway which provides access to the kitchen, lounge, bedroom and bathroom.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and integrated appliances.

A spacious lounge provides access to the study and a generous size conservatory enjoying an open aspect to the rear. This is supported by a bedroom overlooking the rear and a fully tiled bathroom with a three piece suite.

Accommodation to the first floor comprises two bedrooms with built in eaves storage and en-suite shower room to bedroom one.

Externally the rear garden comprises a paved stone patio area with steps leading down to the lawn area with timber fencing.





The garage can be accessed from the rear and has an up over door with power and light.
Own drive with parking for 3-4 vehicles.

CHARGES AND TENURE

Council Tax Epping Forest District Council Band E

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Eon Next



Water - Mains - Thames Water

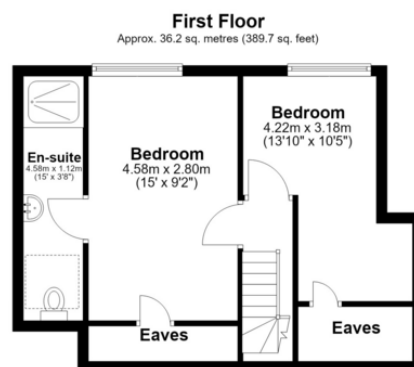
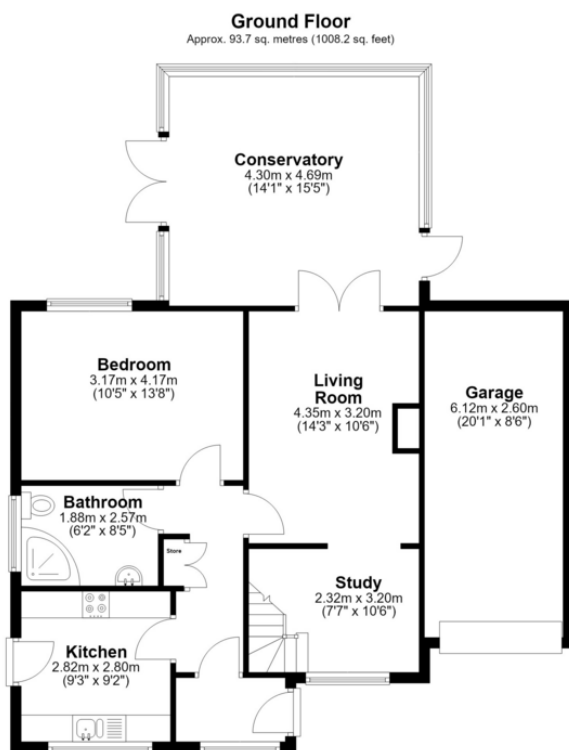
Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband and Speed - Virgin

Mobile Signal and Coverage Vodafone Three O2 EE





Total area: approx. 129.9 sq. metres (1397.9 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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Plan produced using PlanUp.

Pick Hill

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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