



WHERE STANDARDS MATTER

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### **Cornmill, Waltham Abbey, EN9**

Spencer Munson are pleased to offer to rent this delightful two bedroom character cottage in the market town of Waltham Abbey. The property is accessed via a private gate and fronts onto a stream (controlled by a sluice gate). There are gardens front and rear as well as a parking area behind the row of cottages. Downstairs there is a lounge, bathroom and kitchen leading onto the rear garden. Upstairs there are two bedrooms, both with fitted storage. Waltham Abbey is a historic market town with Abbey, picturesque gardens and canal side walks as well as vibrant market place with local shops and with good access to M25. The property is being offered unfurnished and is available from 20th August 2026 . EPC Rating: C Council Tax :D

**Rent: £1,495 - Monthly**



## Cornmill, Waltham Abbey, EN9

### Lounge

3.5m (11'6) x 3.71m (12'2)



### Kitchen

2.83m (9'3) x 2.76m (9'1)



### Bedroom One

3.3m (10'10) x 2.87m (9'5)



### Bedroom Two

2.33m (7'8) x 2.17m (7'1)



### Bathroom



**Garden**



**View**

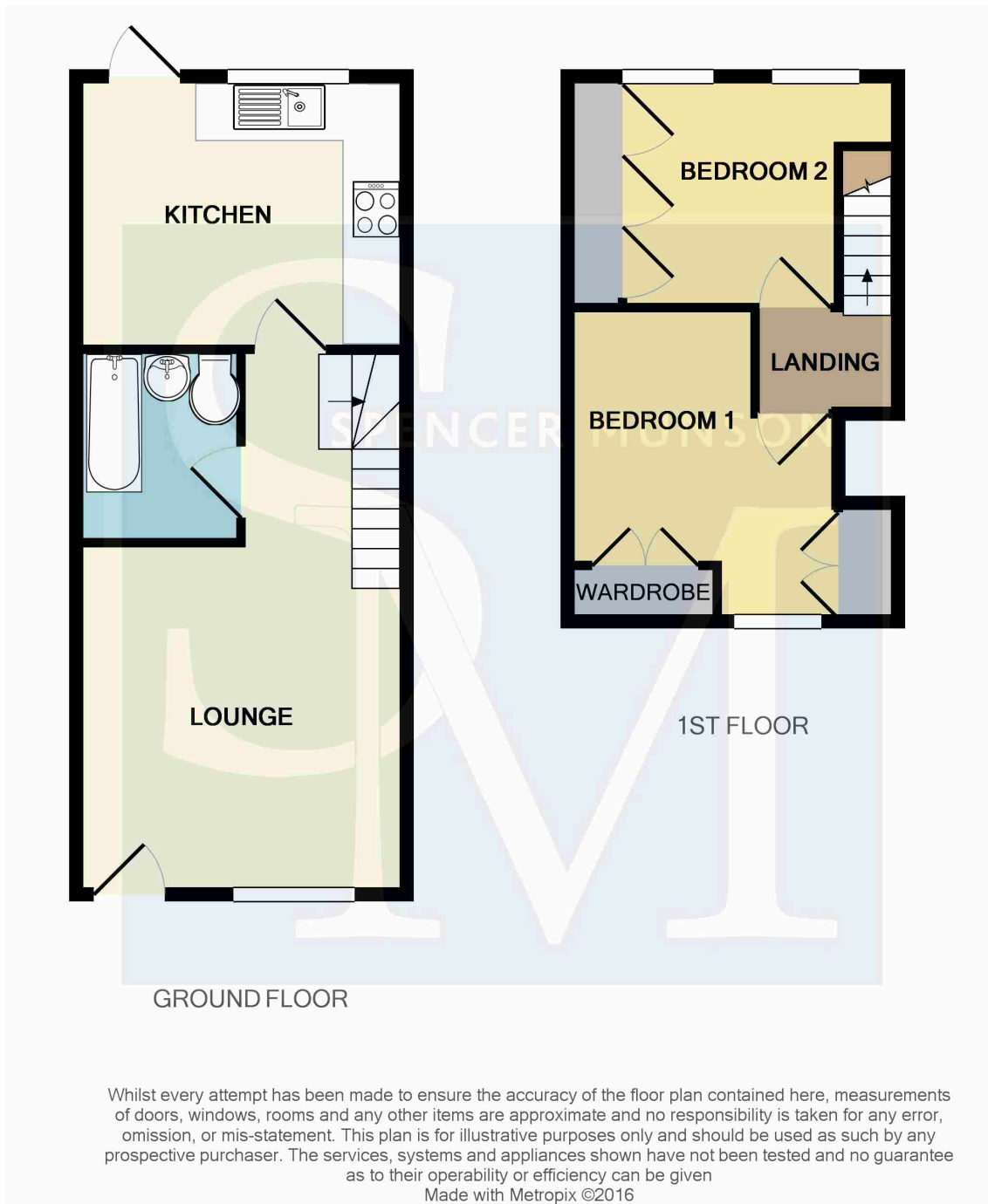


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		88
69-80 <b>C</b>	69	
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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