



- THREE BEDROOM TERRACE
- VILLAGE LOCATION
- THROUGH LOUNGE
- KITCHEN/DINER

Victoria Cottages, Horseshoe Hill, Waltham Abbey, EN9 3SP

PRICE: £595,000 FREEHOLD

Situated in the picturesque village of Upshire and enjoying views over Epping Forest to the rear, an opportunity to purchase this rarely available three bedroom terrace residence. The property is being offered CHAIN FREE. An internal viewing is strongly recommended.



Property Description

Victoria Cottages is one of three properties occupying an elevated position in the popular village of Upshire enjoying views over Epping Forest to the rear, and being within walking distance of the popular Horseshoes country pub.

The property is ideal for those looking for village life, but is within a short drive of Epping and Waltham Abbey Town centres with a variety of shops, eateries and bi-weekly markets.

For the commuter Epping and Loughton underground stations and Waltham Cross mainline BR station are within driving distance for direct access into central London.

Junction 26 of the M25 motorway is within a short drive for connections to A10 and M11 for Stansted Airport. The property enjoys a good size rear garden and parking to the front for 2-3 vehicles.

Accommodation in general comprises an entrance hall with stairs leading to the first floor level and door to the through lounge which overlooks the front aspect and a feature fireplace being the main focal point.

The kitchen/diner is accessed from the lounge and a range of fitted wall and base units, built in oven and hob and tiled flooring.

A ground floor bathroom with a modern three piece suite complete this level.

Accommodation to the first floor comprises three bedrooms and a landing with a built in storage cupboard and separate WC.





Bedroom one is a generous size and overlooks the front aspect with built in wardrobes. Bedrooms two and three overlook the rear aspect.

Externally the rear garden is mainly laid to lawn with a paved stone patio enjoying views over Epping Forest. Off street parking to the front for 2-3 vehicles.

CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains- Thames Water

Sewage - Thames Water

Heating - Gas Central Heating

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three ee 02





Total area: approx. 90.5 sq. metres (974.5 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.

Victoria Cottages

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 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