



- 40' x20' PARK HOME
- CONSTRUCTED 2021
- TWO BEDROOMMS
- TWO BATHROOMS

Northside, Galley Hill, Waltham Abbey, EN9 2AR

Constructed 2021 Stunning mobile home located on the semi rural Breach Barns Park. Two double bedrooms, Two bathrooms, Modern kitchen, Utility, Air con, ample parking. Internal viewing Recommended.

PRICE : Offers over £200,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Breach Barns Park is an established residential family park in a semi-rural location on the edge of the Essex Countryside. There are several picturesque walks nearby and these are enjoyed by local residents and dog walkers. The site is a family park and therefore no age restrictions apply and well behaved pets are welcome.

This particular unit measures 40' x 20' and is well presented throughout in a light grey palette. Since being in the sellers ownership the property benefits from Air Conditioning and raised patio with glass balustrades and wrought iron railings.

The property is entered via the dining area providing access to the lounge, kitchen, bedrooms and bathroom.

A triple aspect lounge allows for plenty of natural light, with an air con unit and feature fireplace.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and integrated appliances to include dishwasher and fridge/freezer and providing access to the utility room with wall and base units integrated washing machine and built in storage cupboard and door leading to side.

Two double bedrooms, the master bedroom has a walk in wardrobe and en suite shower room.

Bedroom two has is light and airy and has fitted wardrobes.

The family bathroom is modern with a three piece to include a roll top bath with claw feet, vanity wash hand basin and low level WC with concealed cistern.





Externally the property has block paving surround with a raised patio area to the rear with glass Balustrade and wrought iron hand rails.

Parking for 2/3 vehicles

An internal viewing is highly recommended.

TENURE AND CHARGES

Council Tax Epping Forest District Council Band A

Tenure - Agreement Regulated By The Mobile Homes Act

Ground Rent - £314.84 per month includes water and sewage supply

UTILITIES AND SUPPLIERS

Electricity - Mains - Supplied by the site and billed to each unit individually

Water - Included in the ground rent

Sewage - Included in the ground rent

Heating - LPG Gas bottles

Broadband - Various providers available

Mobile Signal - Vodafone Three 02 EE

ACCOMMODATION IN GENERAL COMPRISES

HALL

7' 11" x 2' 11" (2.41m x 0.89m)

LOUNGE



Ground Floor



19' 5" x 9' 3" (5.92m x 2.82m)

DINING AREA

10' 5" x 9' 7" (3.18m x 2.92m)

KITCHEN

9' 4" x 7' 8" (2.84m x 2.34m)

UTILITY ROOM

7' 1" x 5' 3" (2.16m x 1.6m)

BEDROOM ONE

9' 2" x 9' 4" (2.79m x 2.84m)

EN SUITE SHOWER

5' 2" x 5' 3" (1.57m x 1.6m)

WALK IN WARDROBE

5' 4" x 3' 6" (1.63m x 1.07m)

BEDROOM TWO

9' 4" x 10' 1 Max" (2.84m x 3.07m)

BATHROOM

7' 10" x 6' 5" (2.39m x 1.96m)

REAR GARDEN

PARKING FOR TWO VEHICLES

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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