



- TERRACE HOUSE
- THREE/ FOUR BEDROOMS
- KITCHEN
- LOUNGE

Roundhills, Waltham Abbey, EN9 1UP

PRICE: £440,000 FREEHOLD

A well presented extended 3/4 bedroom terrace residence being within walking distance of local shopping facilities and schools for all ages. Lounge- kitchen/diner - ground floor WC - Parking for three vehicles. Ideal family home. Internal viewing strongly recommended.



Property Description

Roundhills is a development located just off Honey Lane being within easy access of Junction 26 of the M25 and within driving distance of Waltham Cross mainline BR station and Epping and Loughton underground stations for direct access into central London and beyond.

The property is an extended three bedroom terraced home offering superb flexibility, enhanced by a garage conversion providing an optional fourth bedroom, playroom or home office.

The ground floor features a spacious kitchen/diner with a range of fitted wall and base units with Granite work surfaces, double doors lead to a light and airy welcoming lounge.

A guest WC and spacious hallway complete the ground floor.

Accommodation to the first floor comprises three bedrooms, two doubles and a single, and fully tiled family bathroom with a modern three piece suite.

To the rear is a desirable low maintenance south/west facing garden, perfectly positioned to enjoy sunny days and long, bright evenings - ideal for relaxing or entertaining.

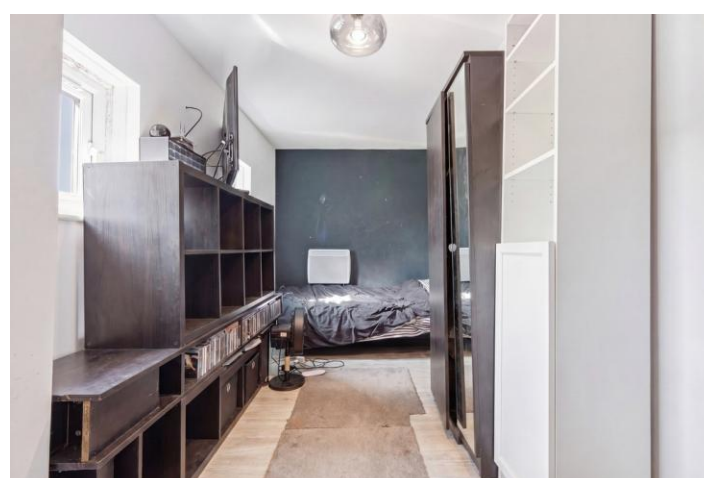
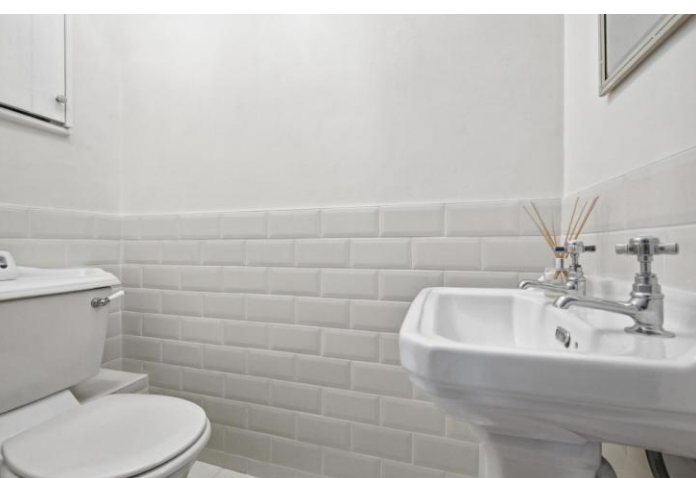
The property benefits from off street parking for up to three cars and is conveniently located within easy reach of local shops and schools for all ages.

ACCOMMODATION IN GENERAL COMPRISES

ENTRANCE HALL

5' 10" x 5' 11" (1.78m x 1.8m)





HALLWAY

15' 2" x 5' 11" (4.62m x 1.8m)

LOUNGE

25' 5" x 11' 6 Max" (7.75m x 3.51m)

KITCHEN

18' 10" x 8' 6" (5.74m x 2.59m)

DINING AREA

10' 3" x 8' 6" (3.12m x 2.59m)

BEDROOM/STUDY

15' 2" x 7' 4" (4.62m x 2.24m)

GROUND FLOOR WC

5' 4" x 2' 7" (1.63m x 0.79m)

LANDING

8' 7" x 5' 11" (2.62m x 1.8m)

BEDROOM ONE

11' 8 Max" x 10' 8" (3.56m x 3.25m)

BEDROOM TWO

13' 6" x 9' 8" (4.11m x 2.95m)

BEDROOM THREE

9' 11 Max" x 7' 11 Max" (3.02m x 2.41m)

BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m)

REAR GARDEN

PARKING FOR THREE VEHICLES

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - OVO Energy

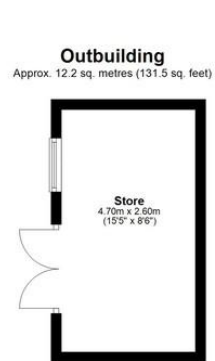
Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - OVO Energy

Broadband - Talk Talk

Mobile Signal and Coverage Vodafone Three EE 02



Total area: approx. 123.3 sq. metres (1327.3 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

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.□

Roundhills

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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