



- END OF TERRACE
- THREE BEDROOMS
- KITCHEN/LIVING AREA
- CONSERVATORY

King George Road, Waltham Abbey, EN9 1HG

PRICE: £455,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this modern three bedroom end of terrace residence situated within walking distance of the town centre. Features include kitchen/diner, conservatory, En-suite shower room, and corner plot rear garden. An internal viewing is strongly recommended.



Property Description

Built in 2024 and being adjacent to Tesco superstore and walking distance of the Town Centre with its historic Market Square and pedestrianized Sun Street with an array of shops and eateries and bi-weekly market.

The property is within easy access of junction 26 of the M25 motorway for connections to the M11 and A10 intersections.

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

For recreational purposes the picturesque Abbey Gardens and Townmead Park are within walking distance.

The property would make a suitable first time purchase and is being offered chain free.

Accommodation to the ground floor comprises an entrance hall with a guest WC and providing access to the open plan kitchen/lounge with a range of fitted wall and base units, contrasting work surfaces and integrated appliances. There is a separate dining room and utility room which are both accessed from the kitchen.

A conservatory providing access to a corner plot rear garden complete the ground floor.

Accommodation to the first floor comprises three bedrooms, the master bedroom benefits from an en-suite shower room.

The bathroom with a modern three piece suite and shower cubicle, complete this level.

Externally there is corner plot rear garden which is mainly





laid to lawn with side pedestrian access and wooden fencing.

Own drive with parking for two vehicles.

ACCOMMODATION IN GENERAL COMPRISES

HALLWAY

GUEST WC

KITCHEN/LIVING AREA

21' 4" x 10' 11" (6.5m x 3.33m)

CONSERVATORY

12' 6" x 9' 2" (3.81m x 2.79m)

UTILITY ROOM

6' 11" x 7' 3" (2.11m x 2.21m)

LANDING

BEDROOM ONE

13' 1" x 13' 9" (3.99m x 4.19m)

EN SUITE SHOWER ROOM

5' 3" x 4' 11" (1.6m x 1.5m)

BEDROOM TWO

12' 6" x 8' 6" (3.81m x 2.59m)

BEDROOM THREE

11' 10" x 7' 3" (3.61m x 2.21m)

BATHROOM

9' 9" x 8' 6" (2.97m x 2.59m)

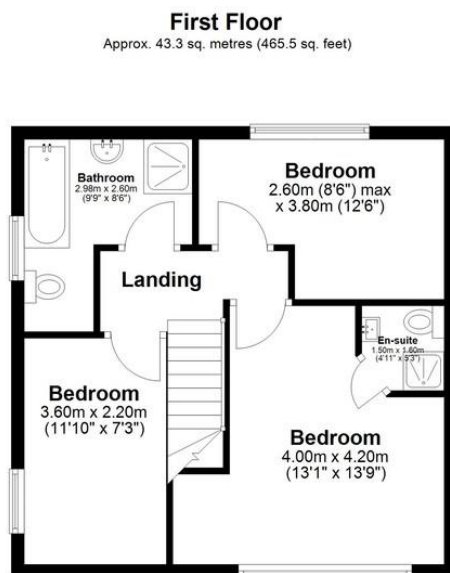
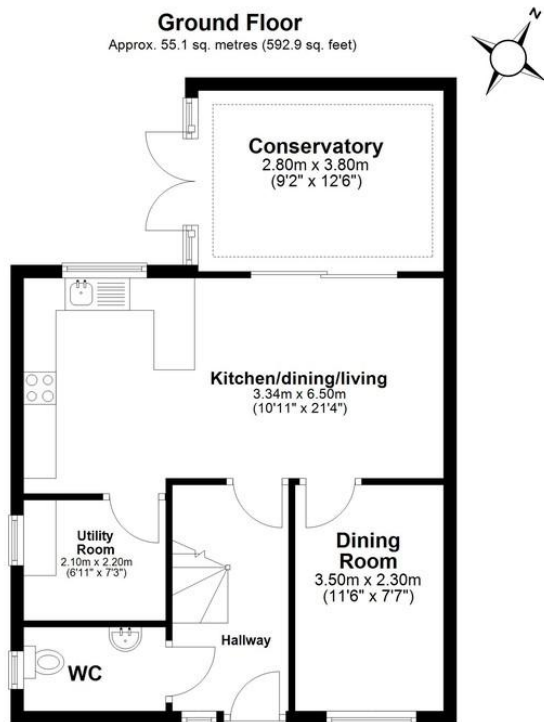
REAR GARDEN

PARKING FOR TWO VEHICLES

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure - Freehold



Total area: approx. 98.3 sq. metres (1058.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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King George Road

UTILITIES AND SUPPLIERS

Electricity - Mains - OVO Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric (Heat Pump)

Broadband Virgin

Mobile Signal and Coverage Vodafone Three O2 EE

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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