

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Broadgate, Waltham Abbey, EN9 3NH

PRICE: £495,000 FREEHOLD

Spacious and well presented semi-detached residence in sought after location benefiting from three good size bedrooms , modern kitchen, low maintenance rear garden and parking for four vehicles. The property has undergone many improvements. An internal viewing is strongly recommended.





## Property Description

Broadgate is a small turning situated off the Upshire Road, being within easy access of local schools for all ages, bus routes and shopping and leisure facilities.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi weekly market is within easy access.

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

Junction 26 of the M25 motorway is also within access.

Since being in the sellars ownership the property has undergone many improvements which include a full rewire, new kitchen, new windows, Re-plastering, a new drive and landscaped rear garden.

The property also benefits from three good size bedrooms and ground floor cloakroom making it a suitable family home that should be viewed at the earliest convenience.

Accommodation to the ground floor comprises a generous size entrance hall with a built in understairs cupboard and providing access to the lounge/diner, fitted kitchen and guest WC.

The lounge/diner is dual aspect allowing for plenty of natural light and overlooks the front aspect.

A spacious kitchen has a range of white high gloss wall and base units with contrasting Quartz work surfaces and integrated appliances, and provides access to the rear







garden.

The guest cloakroom with wood panelling and close coupled WC and vanity wash hand basin complete the ground floor.

Accommodation to the first floor comprises a light and airy landing which provides access to the bedrooms and bathroom.

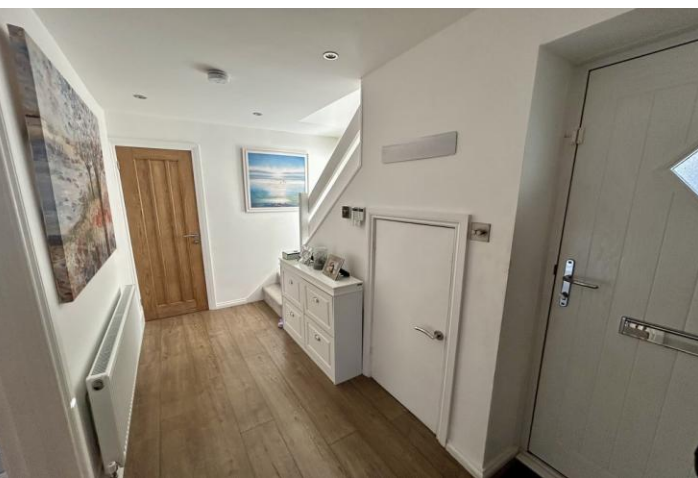
Bedrooms one and two are both double rooms and overlook the front and rear aspects respectively.

Bedroom three is also a double bedroom and overlooks the front aspect.

The bathroom is part tiled and comprises a modern three piece suite and completes this level.

The neat rear garden has been designed to be low maintenance with two patio areas, artificial lawn area with flowerbed borders and side pedestrian access.

There are two separate drives which allows parking for upto four vehicles.



#### **HALL**

12' 8" x 7' 10" (3.86m x 2.39m)

#### **LOUNGE/DINER**

18' 6" x 13' 11 Max" (5.64m x 4.24m)

#### **KITCHEN**

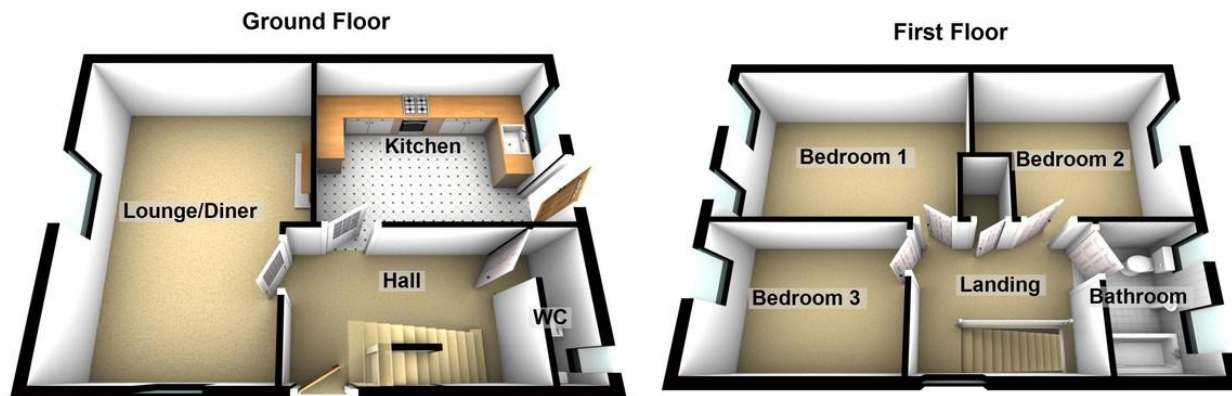
13' 8" x 10' 2" (4.17m x 3.1m)

#### **GUEST WC**

7' 11" x 2' 4" (2.41m x 0.71m)

#### **LANDING**

10' 00" x 8' 2" (3.05m x 2.49m)



#### BEDROOM ONE

14' 2" x 10' 1" (4.32m x 3.07m)

#### BEDROOM TWO

12' 11 Max" x 10' 00" (3.94m x 3.05m)

#### BEDROOM THREE

11' 00" x 8' 00" (3.35m x 2.44m)

#### BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m)

#### REAR GARDEN

#### TWO DRIVES

#### TENURE AND CHARGES

Council Tax Epping Forest District Council Band D

Tenure - Freehold

#### UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating Gas Central Heating

Broadband - Vodafone

Mobile Signal and Coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		

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