



**Price**

**£400,000**

**Freehold**

3x 1x 1x

**Wrangley Court,  
Winters Way, Waltham  
Abbey, Essex, EN9**



## Main features

- **Situated a short drive from Waltham Cross and Loughton stations**
- **Selection of schools within walking distance**
- **Good sized accommodation, including a large conservatory**
- **Close to good transport links**
- **Ideal first purchase**

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'3 x 11'7 (4.65m x 3.53m)

Kitchen/Diner: 22'1 x 8'9 (6.74m x 2.67m)

Conservatory : 18'4 x 9'1 (5.59m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 15'3 x 9'1 (4.65m x 2.77m)

Bedroom 2 : 9'2 x 9'2 (2.80m x 2.80m)

Bedroom 3 : 10'8 x 5'8 (3.25m x 1.73m)

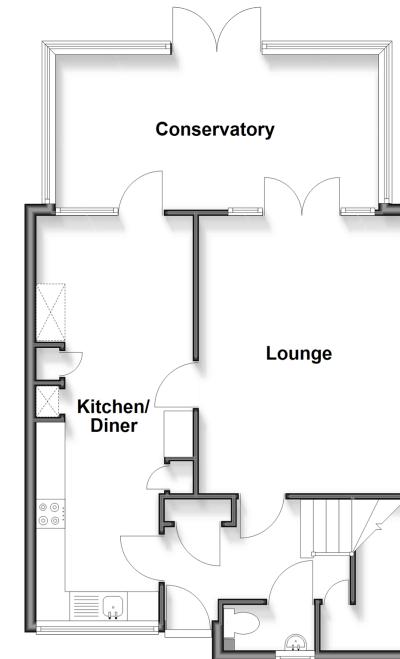
Bathroom

### OUTSIDE

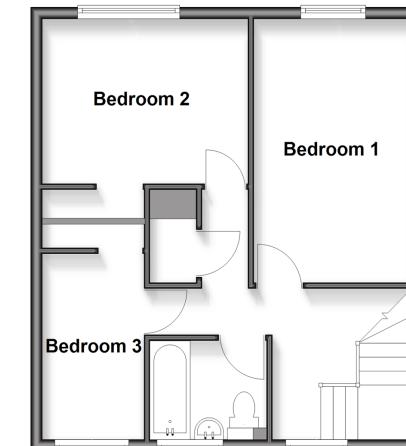
Front Garden

Rear Garden

**Ground Floor**  
Approx. 61.5 sq. metres (662.2 sq. feet)



**First Floor**  
Approx. 46.2 sq. metres (497.5 sq. feet)



**Call Epping - 01992 560600 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



CURRENT:  
C(72)

POTENTIAL:  
B(85)



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