



- DETACHED PROPERTY
- FOUR BEDROOMS
- INTEGRATED KITCHEN
- TWO RECEPTIONS

Farthingale Lane, Waltham Abbey, EN9 3NF

PRICE: £675,000 FREEHOLD

Situated on the popular Abbeyfields development an opportunity to purchase this well presented detached four bedroom residence. Two receptions - Two Bathrooms - Integrated kitchen - Garage - Ample parking - Rear garden - Ideal Family home. Internal viewing strongly recommended.



Property Description

Situated within the sought-after Abbeyfields development in Waltham Abbey, this well-presented four-bedroom family home offers spacious and modern accommodation throughout, making it an ideal choice for family living.

Being within easy access of local schools for all ages and local amenities.

The Town Centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market, are also within easy access.

For the commuter Junction 26 of the M25 motorway is within easy access for connections to the A10 and M11. Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The ground floor comprises a welcoming separate lounge and dining room, providing excellent space for both relaxing and entertaining. The modern fitted kitchen benefits from a range of integrated appliances, including a fridge/freezer, washing machine and dishwasher. A ground-floor cloakroom adds further convenience.

Upstairs, there are four well-proportioned bedrooms, with fitted wardrobes to two bedrooms. The principal bedroom benefits from a private en-suite bathroom, in addition to the family bathroom.

Externally, the property enjoys a neat and well-maintained rear garden, ideal for outdoor relaxation and entertaining. Further benefits include a garage and parking for up to three vehicles.





Offering well-proportioned accommodation, modern fittings and excellent parking, this is an ideal family home in a popular Waltham Abbey development.

CHARGES AND TENURE

Council Tax Epping Forest District Council Band F

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

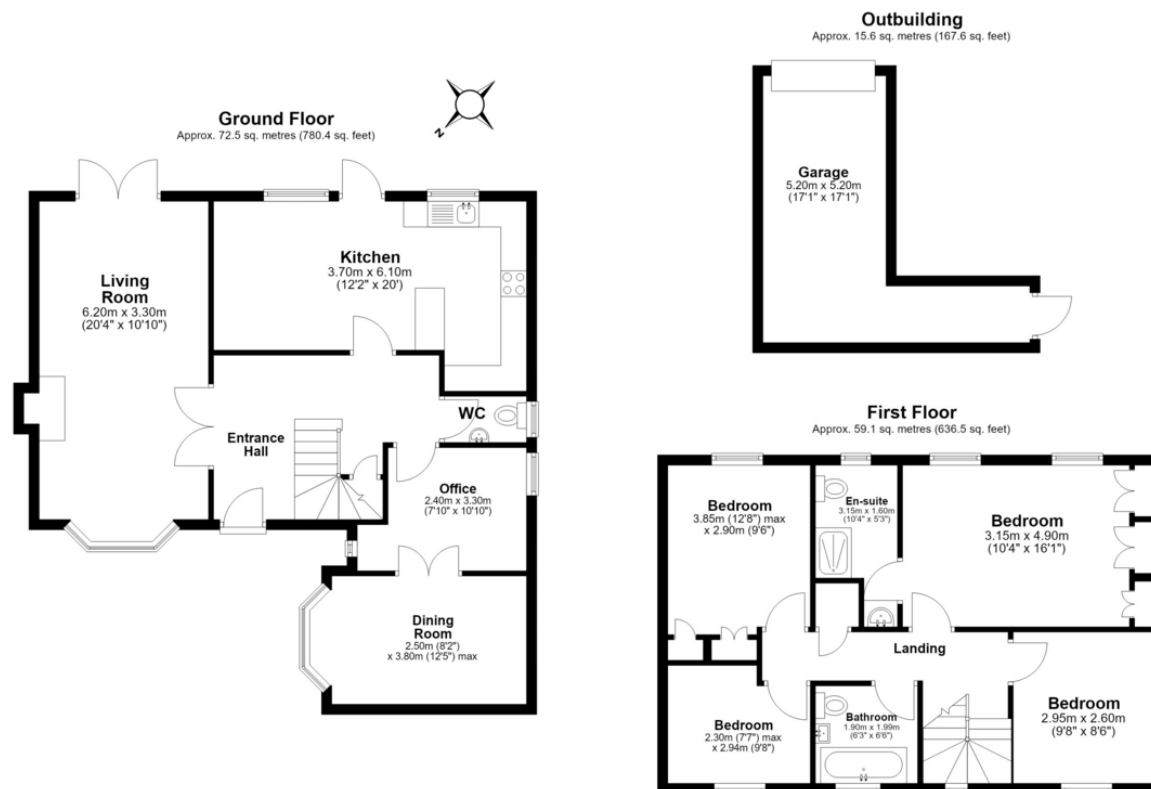
Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband - EE

Mobile Signal and Coverage Vodafone Three EE O2





Total area: approx. 147.2 sq. metres (1584.5 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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Farthingale Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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