



- TERRACE HOUSE
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN

Windsor Wood, Waltham Abbey, EN9 1LY

PRICE: £365,000 FREEHOLD

Situated within this sought after location a modern two bedroom terrace residence being within walking distance of the town centre and schools for all age groups. The property would make a suitable first time purchase or for those looking to downsize. An internal viewing is strongly advised.



Property Description

A modern two bedroom terrace residence ideally situated in a sought after turning within walking distance of the town centre with an array of shops and eateries, and local schools catering for all age groups.

The accommodation comprises a welcoming lounge with underfloor heating, fitted kitchen and first floor bathroom together with a rear garden and allocated parking space. There also a number of visitor spaces within a private car park.

The property would make a suitable first time purchase or for those looking to downsize. For the investor the property would expect to achieve a rental income of £1600 PCM

Conveniently located for access to the M25 motorway, the property is also within driving distance of Waltham Cross mainline BR station, together with Epping and Loughton underground stations for direct access into central London and beyond



CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Management Fee £420 Per Annum

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EON Next

Water - Mains - Thames Water



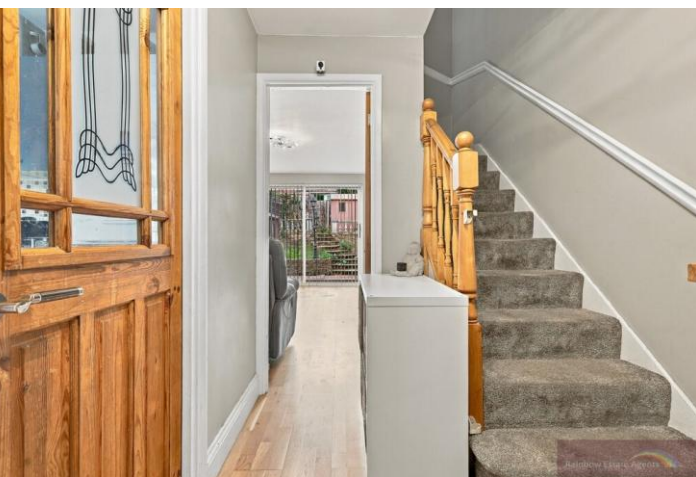
Sewage - Mains - Thames Water

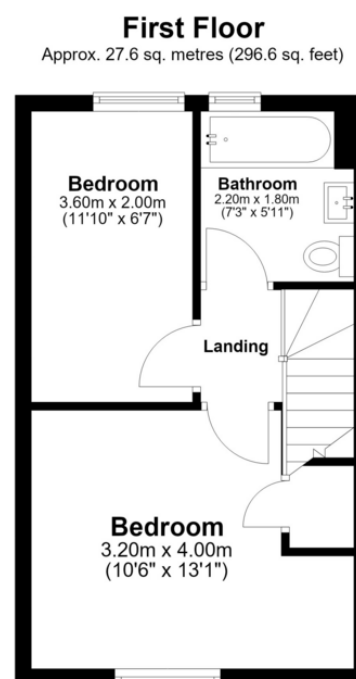
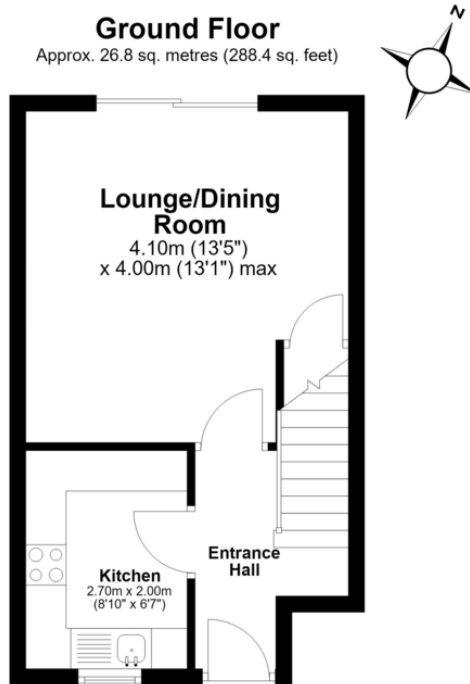
Heating - Electric

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2

For room sizes please refer to floorplan





Total area: approx. 54.3 sq. metres (584.9 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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Windsor Wood

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		

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