



- END OF TERRACE
- THREE DOUBLE BEDROOMS
- LOUNGE
- DINING ROOM

### Takeley Close, Waltham Abbey, EN9 1QH

**PRICE: £380,000 FREEHOLD**

Being offered CHAIN FREE an opportunity to purchase this spacious three double bedroom end of terrace residence situated in a cul de sac location being within walking distance of local schools for all ages. Lounge - kitchen - Ground floor WC. Ideal family home. Internal viewing recommended.



## Property Description

Takeley Close is a quiet Cul -de-sac located within walking distance of schools for all ages.

The Town Centre with its historic Market Square and pedestrianized Sun Street with an array of shops and eateries is within easy access.

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

Junction 26 of the M25 is within easy access for the M11 and A10 intersections.

For recreational purposes the picturesque Abbey Gardens and Larsens Park are within easy access.

The property offers spacious living accommodation and comprises three double bedrooms to the first floor supported by a fully tiled modern shower room with shower enclosure, vanity wash hand basin and low level WC with concealed cistern.

Accommodation to the ground floor comprises a light and airy lounge with French Style doors leading to the rear garden.

A spacious dining room with open plan access to the kitchen, with a range of fitted wall and base units and contrasting work surfaces and tiled splashbacks.

A guest WC and walk in storage cupboard complete the ground floor.





Externally the rear garden has block paved patio with a variety of shrubs.

Front exterior own drive with parking for one vehicle.

**REAR GARDEN**

**OWN DRIVE**

**TENURE AND CHARGES**

Council Tax Epping Forest District Council Band C



Tenure - Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

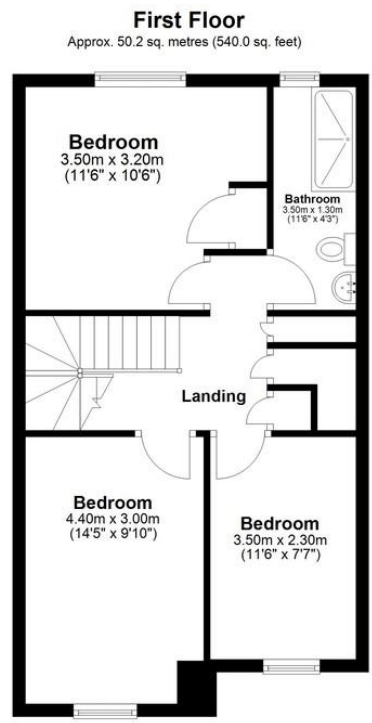
Heating - Gas Central Heating Octopus Energy

Broadband - Various providers available

Mobile Signal - Vodafone Three EE O2

**FOR ROOM SIZES PLEASE REFER TO FLOORPLAN**





Total area: approx. 100.6 sq. metres (1082.9 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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**Takeley Close**

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

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