



- TERRACE HOUSE
- TWO GOOD SIZE BEDROOMS
- LOUNGE
- KITCHEN/DINER

Cullings Court, Waltham Abbey, EN9 3ED

Situated within a courtyard setting an opportunity to purchase this spacious two bedroom terrace residence which has the potential to be converted to three bedrooms. Being within walking distance of local shopping and leisure facilities and schools for all ages. An internal viewing is strongly recommended.

PRICE: £365,000 FREEHOLD

Rainbow Estate Agents



Property Description

Cullings Court is a well presented two bedroom property with the potential to be converted to three bedrooms, being within walking distance of local shopping facilities, the high tech gym and swimming pool and local schools for all ages.

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

For the commuter 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 a short drive for connections to the A10 and M11 for Stansted Airport.

The property would make a suitable first time purchase or for those looking to downsize.

An internal viewing is highly recommended.

Accommodation to the ground floor comprises a spacious entrance hall with a built in storage cupboard, stairs leading to the first floor level and providing access to the dual aspect kitchen/diner which has a range of fitted wall and base units with Quartz style work surfaces and space for appliances.

The lounge is light and airy with bi-fold doors leading to the low maintenance rear garden and a media wall being the main focal point.

Accommodation to the first floor comprises a landing providing access to bedrooms, bathroom and separate WC.





Bedroom one is dual aspect and has the potential to be converted to create another bedroom, bedroom two overlooks the rear aspect.

A fully tiled bathroom with separate WC complete this level.

Externally the rear garden has been designed to be low maintenance being mainly paved with timber shed/workshop and rear pedestrian access.



CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Utility Warehouse

Water - Mains - Thames Water

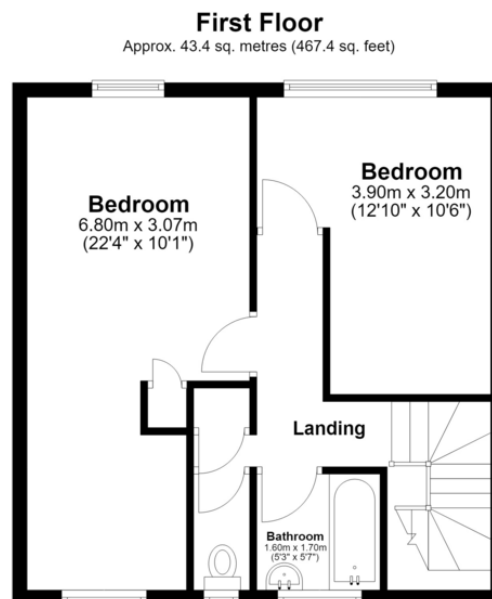
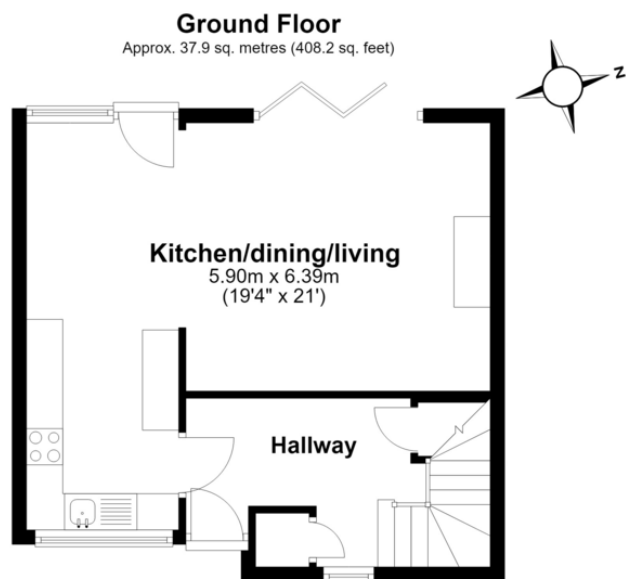
Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband - Sky

Mobile Signal and Coverage Vodafone Three EE O2





Total area: approx. 81.3 sq. metres (875.5 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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Cullings Court

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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