

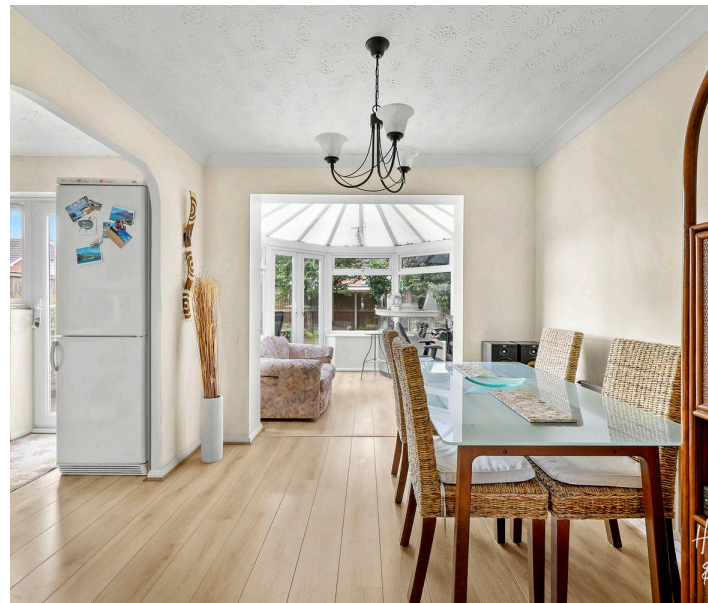
# 15 Kestrel Road

Waltham Abbey, EN9

A much-loved location to live, this three double bedroom home is filled with scope and features to love. Spacious inside and out, with garage, driveway and a primary bedroom with ensuite shower room, there's much to love here. Welcome to Kestrel Road.  
Council Tax band: E

Tenure: Freehold

- Three Double Bedrooms
- Driveway & Garage
- Opportunity to extend (STP)
- Ensuite Shower Room
- Easy Access to M25
- Desirable Location



**Porch**

**Lounge**

19' 0" x 12' 2" (5.80m x 3.70m)

**Dining Area**

9' 2" x 9' 2" (2.80m x 2.80m)

**Conservatory**

10' 2" x 8' 2" (3.10m x 2.50m)

**Kitchen**

11' 2" x 7' 7" (3.40m x 2.30m)

**WC**

7' 10" x 2' 11" (2.40m x 0.90m)

**Internal Garage**

13' 1" x 7' 7" (4.00m x 2.30m)

**Bedroom**

14' 5" x 11' 2" (4.40m x 3.40m)

**Ensuite Shower Room**

5' 11" x 5' 3" (1.80m x 1.60m)

**Bedroom**

17' 5" x 11' 2" (5.30m x 3.40m)

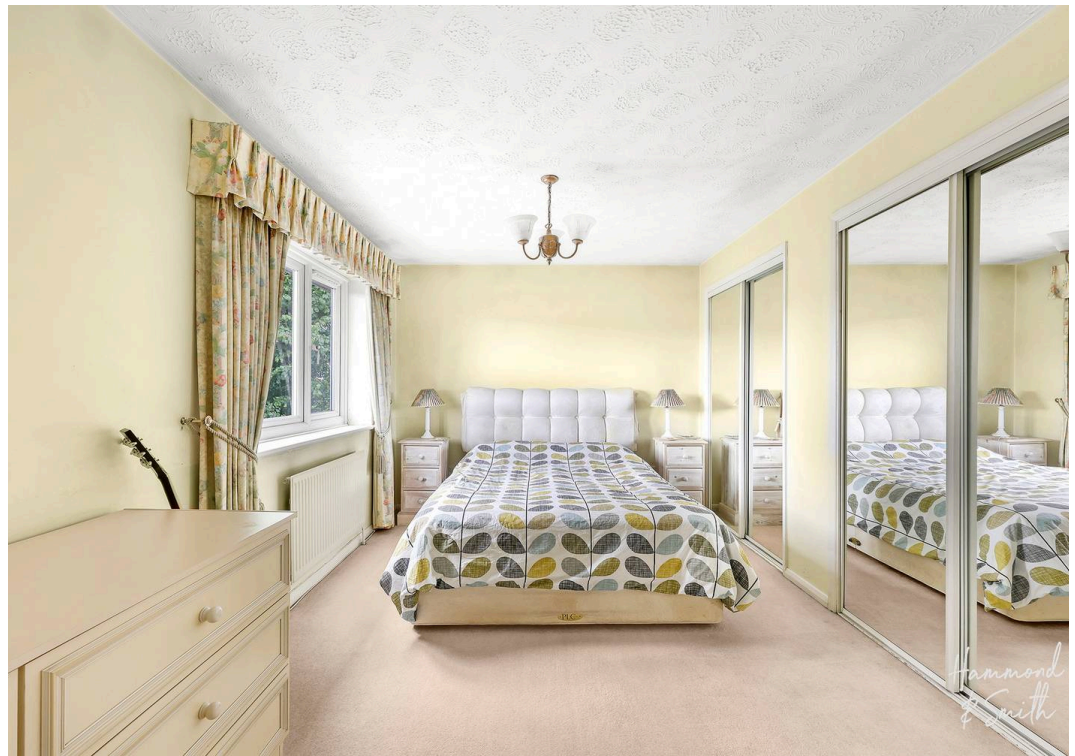
**Bedroom**

10' 6" x 8' 2" (3.20m x 2.50m)

**Bathroom**

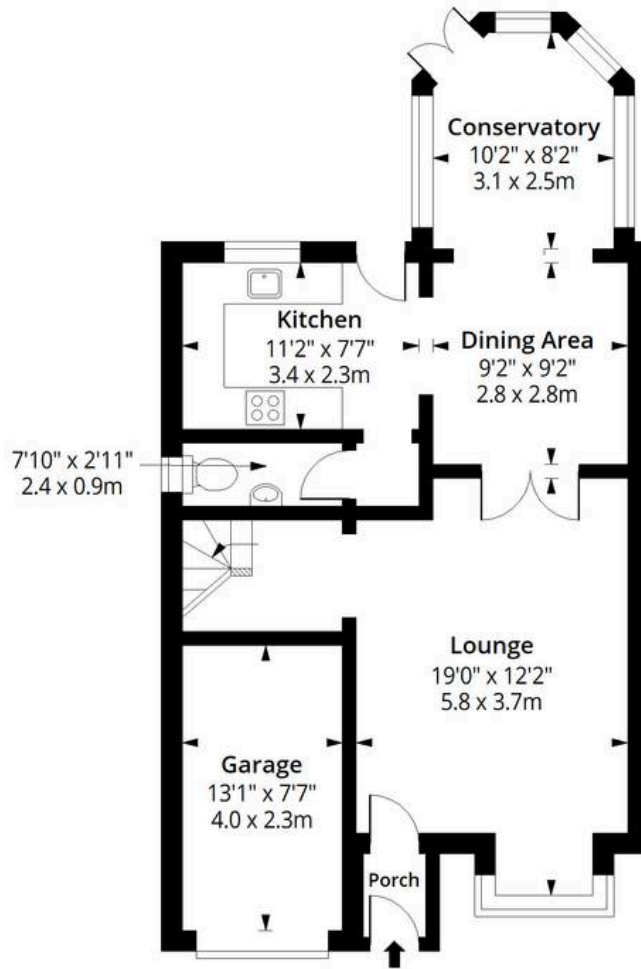
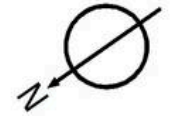
6' 3" x 5' 11" (1.90m x 1.80m)





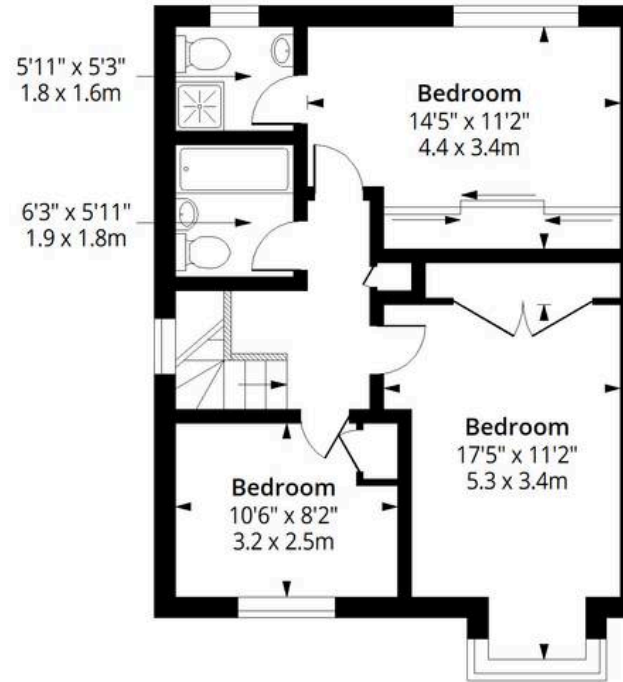
# Kestrel Road EN9

Approx. Gross Internal Area 1296 Sq Ft - 120.40 Sq M (Including Garage)



## Ground Floor

Floor Area 718 Sq Ft - 66.70 Sq M



## First Floor

Floor Area 578 Sq Ft - 53.70 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 15/5/2025