



- CHARACTER PROPERTY
- THREE DOUBLE BEDROOMS
- GARDEN ROOM/OFFICE
- LOUNGE/DINER

Station Road, Waltham Abbey, EN9 1AA

A rare opportunity to acquire this 17th-century period semi-detached residence built as the estate managers home and just moments away from historic Waltham Abbey and Lee Valley Regional Park. Being within walking distance of Waltham Cross mainline BR station and easy access of junction 26 of the M25 motorway.

PRICE:£400,000 FREEHOLD



Property Description

Perfectly positioned within walking distance of the historic Market Square with a variety of independent shops, cafes, eateries and bi-weekly market.

Adjacent to Lea Valley Regional Park which offers miles of scenic walking and cycling routes right on the doorstep, and for the more ambitious there is the Olympic White Water Rafting Centre.

This charming property benefits from three generous size bedrooms, lounge/diner, kitchen and first floor bathroom. Although a historic property, it does not lack features or technology with a 5 person air conditioned office, air source heat pump, solar panels and wifi in every room.

Accommodation to the ground floor comprises an entrance porch providing access to lounge/diner, with stairs leading to the first floor landing and access to the kitchen which has a range of wall and base units with contrasting work surfaces and leads to the utility area providing access to one of two secluded courtyards.

To the first floor level there are three generous size bedrooms and bathroom with a three piece suite and shower enclosure.

Externally there is former garage divided into three sections -Workshop, storage and soundproofed music studio, and stand alone home garden office ideal for those needing to work from home.

Two secluded garden areas complete this property.

Being offered chain free an internal viewing recommended.





ACCOMMODATION IN GENERAL COMPRISES

PORCH

7' 7" x 3' 11" (2.31m x 1.19m)

LOUNGE/DINER

22' 4" x 12' 2" (6.81m x 3.71m)

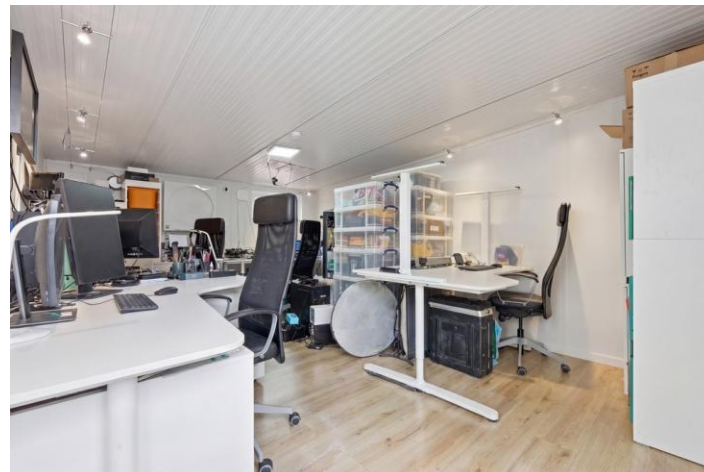
KITCHEN

22' 4" x 12' 2" (6.81m x 3.71m)

UTILITY ROOM

8' 4" x 3' 11" (2.54m x 1.19m)

LANDING



BEDROOM ONE

13' 00" x 9' 10" (3.96m x 3m)

BEDROOM TWO

12' 11" x 9' 1" (3.94m x 2.77m)

BEDROOM THREE

9' 10" x 7' 10" (3m x 2.39m)

BATHROOM

9' 1" x 7' 10" (2.77m x 2.39m)

COURTYARD GARDENS

HOME/GARDEN OFFICE

16' 7" x 11' 8" (5.05m x 3.56m)

STUDIO

10' 4" x 7' 1" (3.15m x 2.16m)

STORAGE

12' 00" x 8' 1" (3.66m x 2.46m)

STORE

8' 1" x 5' 11" (2.46m x 1.8m)

CHARGES AND TENURE

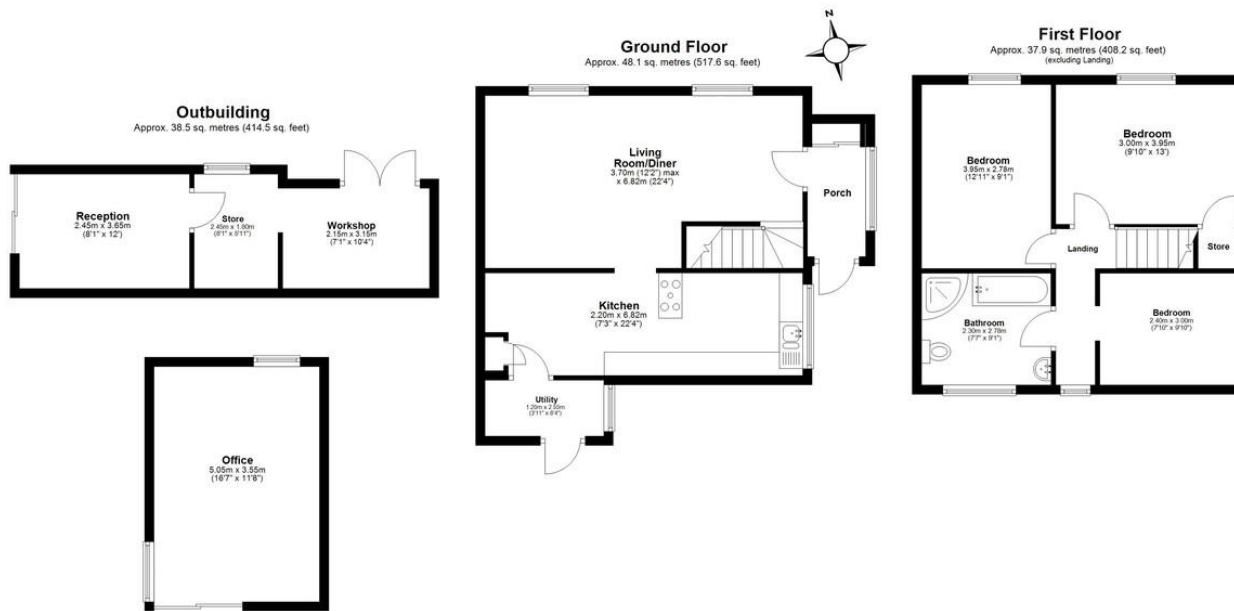
Council Tax Broxbourne Borough Council Band D

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Solar Panels - Utility Warehouse





Total area: approx. 124.5 sq. metres (1340.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Station Road

Water - Mains - Thames Water

Sewage - Thames Water

Heating - Air Source Heat Pump

Broadband - Utility Warehouse

Mobile Signal and Coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements