KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



1 Christie Road

Waltham Abbey, EN9 3XZ

Price £425,000

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CHAIN FREE! Kirby Colletti are pleased to offer this Well Presented Two Bedroom Semi-Detached House, ideally situated in Christie Road, Waltham Abbey, within easy access of local shops, amenities, parks and transport links.

The property benefits from a Modern Fitted Kitchen, Spacious Lounge, Ground Floor Cloakroom, Family Bathroom and En-Suite to the Main Bedroom. Further benefits include a Rear Garden, Garage and Off-Street Parking.

- CHAIN FREE
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- TWO BEDROOM SEMI-DETACHED HOUSE
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MAIN BEDROOM
- FAMILY BATHROOM
- WEST FACING REAR GARDEN
- GARAGE & DRIVEWAY
- GAS HEATING TO RADIATORS





ENTRANCE HALL
39'4""6'6"" x 19'8""19'8"" max (12'2" x 6'6" max)
Stairs to first floor. Radiator with decorative radiator cover. Understairs storage cupboard. Door to Lounge/Diner. Door to Kitchen. Door to:

GROUND FLOOR W.C
5'5" x 2'8" (1.65m x 0.81m)
Low level W.C. Wash hand basin.

FITTED KITCHEN
10'7" x 7'9" (3.23m x 2.36m)
Front aspect uPVC double glazed window. Range of wall and base mounted units. Worksurfaces over. Tiled splashbacks. Inset single drainer sink unit mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Space for fridge/freezer. Plumbing for washing machine.

LOUNGE/DINING ROOM
14'7 x 11'6 (4.45m x 3.51m)
Rear aspect uPVC Double glazed window and double doors to rear garden. Radiator.

FIRST FLOOR LANDING
7'6" x 6'6" (2.29m x 1.98m)
Airing Cupboard. Stairs to second floor.

BEDROOM 1
7'11" x 11'5" (2.41m x 3.48m)
Front aspect uPVC double glazed window. Fitted wardrobes. Radiator. Door to:

EN SUITE SHOWER ROOM
4'11" x 2'11" (1.50m x 0.89m)
Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Extractor fan. Radiator.

BEDROOM TWO
10'10" x 7'10" (3.30m x 2.39m)
Rear aspect uPVC double glazed window. Radiator.

BATHROOM
6'x 6'6" (1.83mx 1.98m)
Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap over. Wall mounted shower and shower screen. Low level W.C with concealed cistern. Wash hand basin with drawer unit below. Walls partly tiled. Heated towel rail.

SECOND FLOOR LANDING
7'8" x 4'3" (2.34m x 1.30m)
Door to:

LOFT ROOM
15'9" x 10' (4.80m x 3.05m)
Two VELUX windows. Built in storage cupboard. Radiator.

EXTERIOR

REAR GARDEN
35ft West Facing. Side pedestrian access to rear of garage.

GARAGE

FRONT GARDEN
Driveway providing off street parking.


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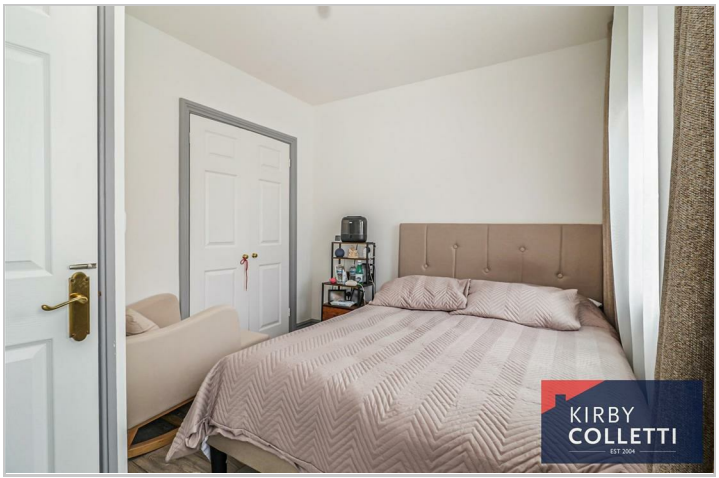
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Road Map



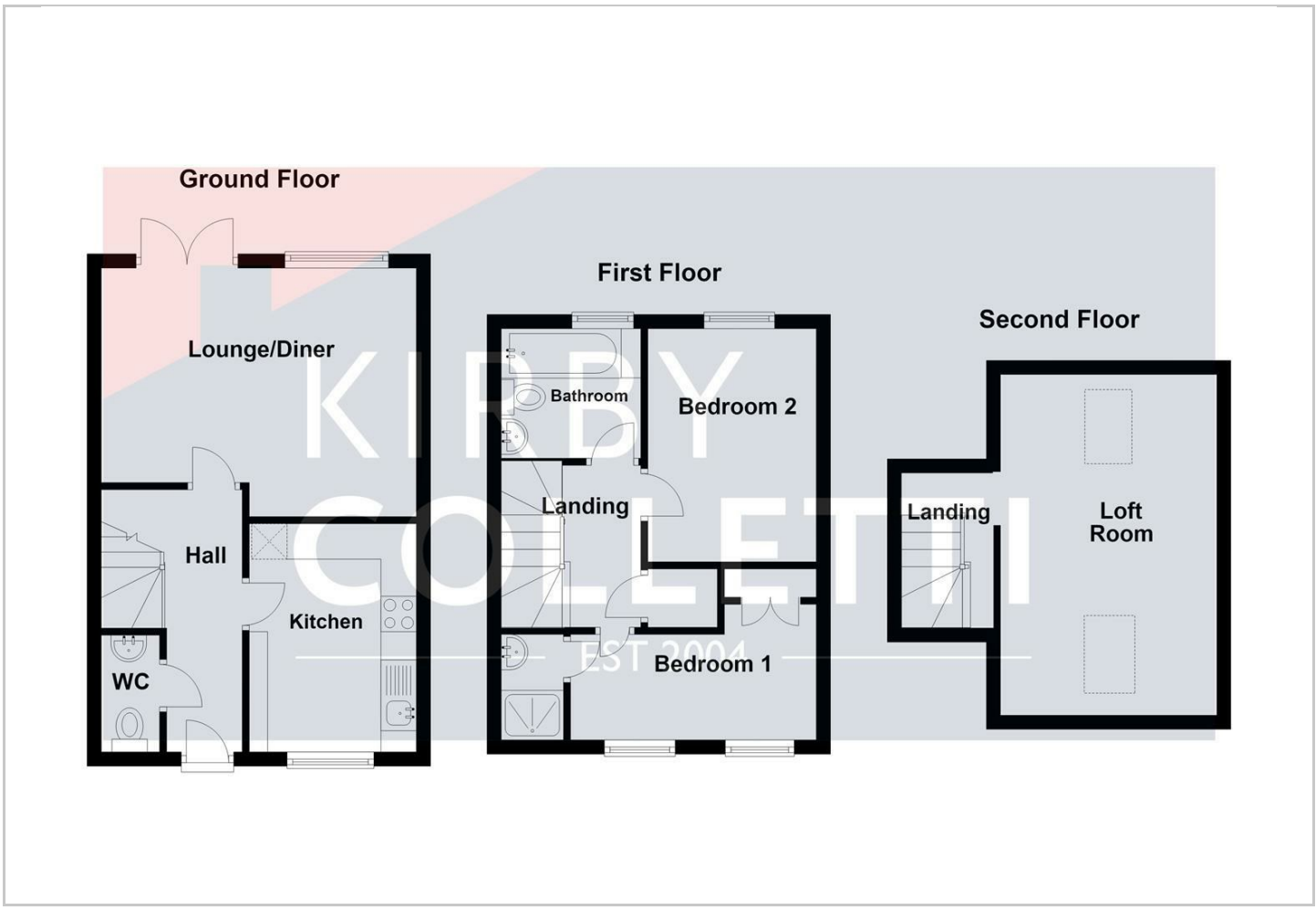
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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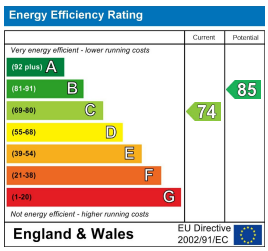
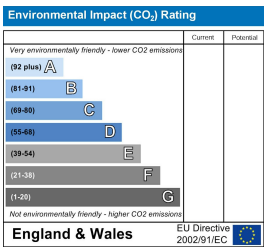
Energy Efficiency Graph





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