

# 11 Kestrel Road

Waltham Abbey,  
Offers Over £600,000

Welcome to Kestrel Road. A much-desired spot, this four double bedroom home is filled with warmth and opportunity. Space aplenty, with garage, driveway and primary bedroom with ensuite, there's much to love here.

Council Tax band: F

Tenure: Freehold

- Driveway & Garage
- Four double bedrooms
- Ensuite shower room
- Easy access to M25
- Landscaped garden with garden room
- Opportunity to add own stamp
- Chain free



**Entrance Hall**

**Living Room**

15' 0" x 15' 8" (4.57m x 4.77m)

**Dining Room**

8' 6" x 8' 10" (2.59m x 2.70m)

**Kitchen**

8' 6" x 14' 6" (2.59m x 4.43m)

**WC**

**Bedroom**

12' 0" x 12' 8" (3.66m x 3.86m)

**Ensuite Shower Room**

**Bedroom**

12' 1" x 8' 2" (3.68m x 2.49m)

**Bedroom**

9' 11" x 8' 2" (3.01m x 2.48m)

**Bedroom**

7' 10" x 9' 2" (2.38m x 2.79m)

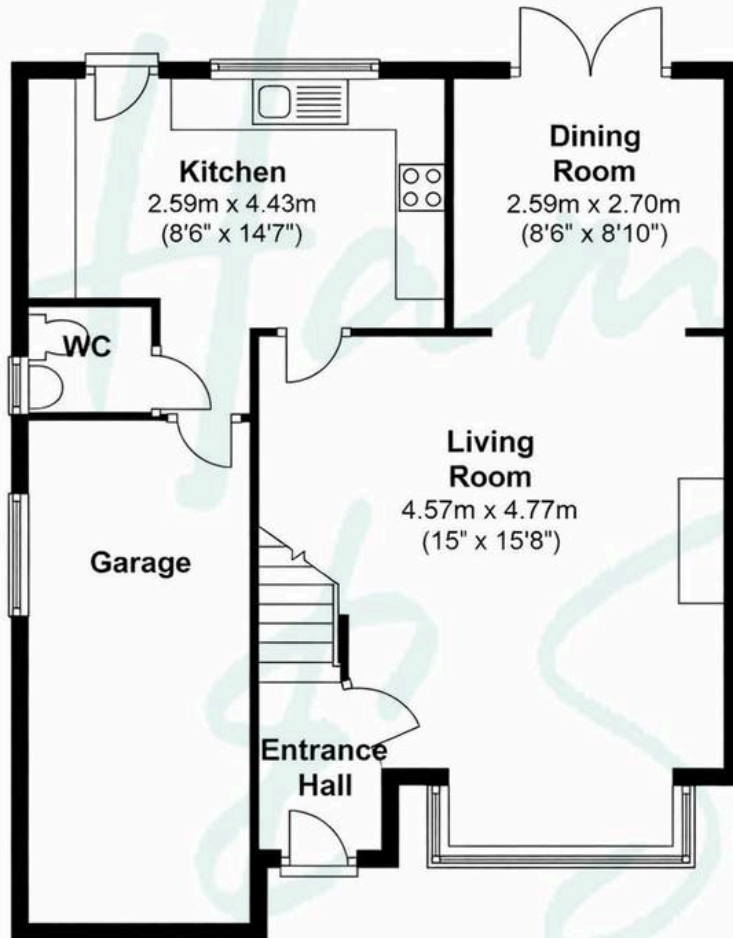
**Bathroom**





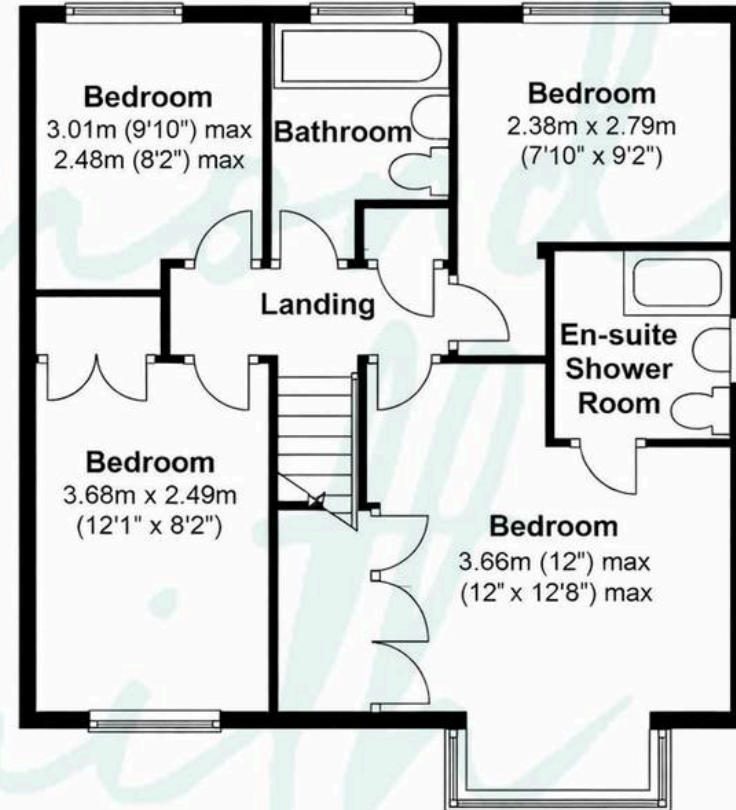
### Ground Floor

Approx. 58.1 sq. metres (624.9: feet)



### First Floor

Approx. 51.7 sq. metres (552: feet)



**Total Area: Approx. 109.7 sq. metres (1181.1 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. Measurements are approximate and intended as a guide. All details should be verified independently.