



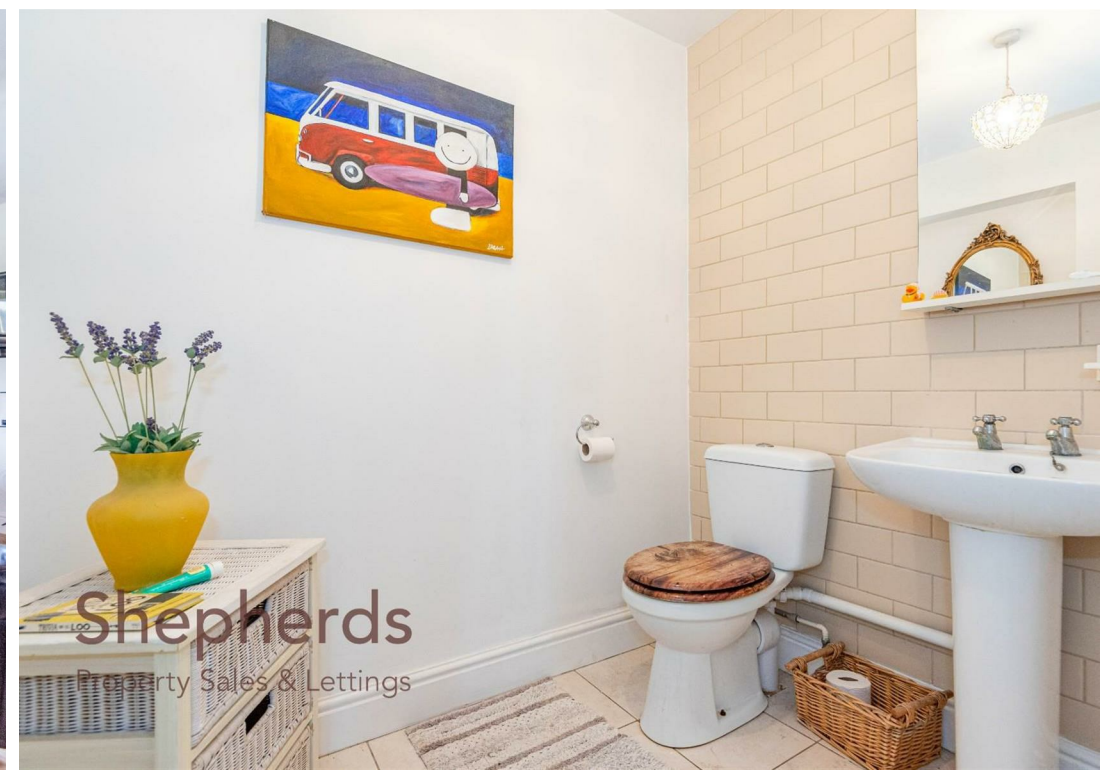
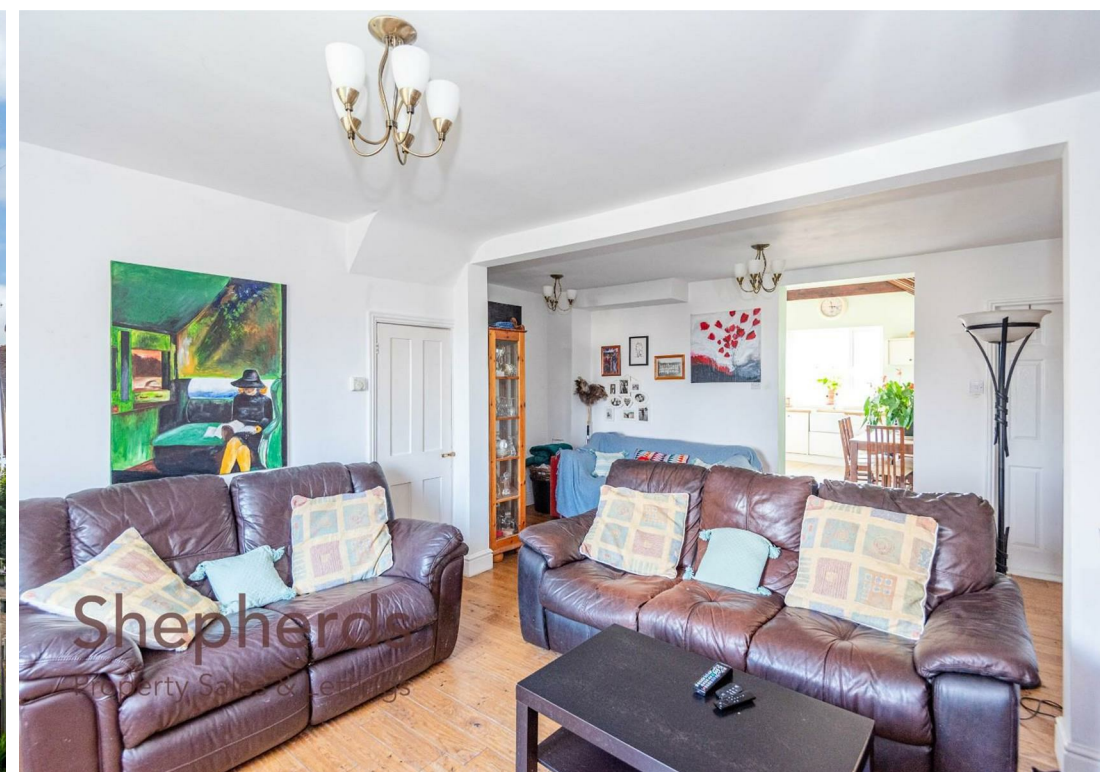
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Property Sales & Lettings



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Woodgreen Road | Waltham Abbey | EN9 3SD | £525,000



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Nestled on the charming Woodgreen Road in Waltham Abbey located on the edge of Epping Forest, this delightful semi-detached house offers a perfect blend of comfort and potential. With its semi-rural location, residents can enjoy the tranquillity of countryside views while still being conveniently close to local amenities, with local shops in easy reach and frequent Central Line rail services at Epping or Woodford stations in to the city.

The property boasts good size reception rooms providing ample space for relaxation and entertaining. The extended kitchen/breakfast room with its 12' vaulted ceiling creates a warm and welcoming atmosphere, ideal for family gatherings or dinner parties. The home features two well-proportioned bedrooms, plus a versatile loft room that can serve as study ,playroom or office space catering to various lifestyle needs.

The bath/ shower room is located on the first floor with stand alone bath and separate shower cubicle ensuring ease of access for all family members and there is also a handy downstairs large cloakroom.

Furthermore, the property presents exciting extension potential with plans that had been drawn by the current vendor which would need to be re submitted and planning permission,granted allowing you to tailor the space to your specific requirements.

This residence is perfect for those seeking a peaceful retreat with the opportunity to expand and personalise their home. With its appealing features and picturesque surroundings, this property is a wonderful opportunity for families or individuals looking to settle in a serene yet accessible area. Don't miss the chance to make this charming house your new home.



- 2 Bedroom House
- 2 Reception Areas
- Kitchen/ Breakfast Room
- Loft/ Hobby Room
- Large Cloakroom
- Semi Detached House
- Bath/ Shower Room
- Gas Central Heating
- Views over Fields
- Chain Free



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Freehold
Epping
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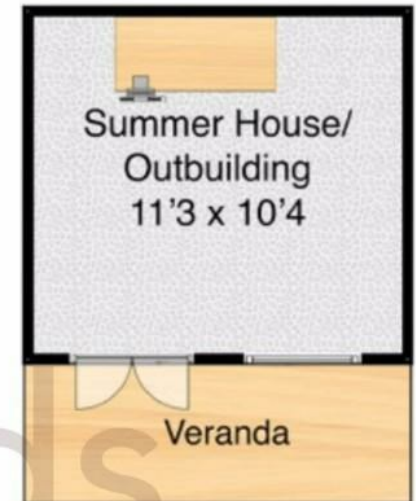
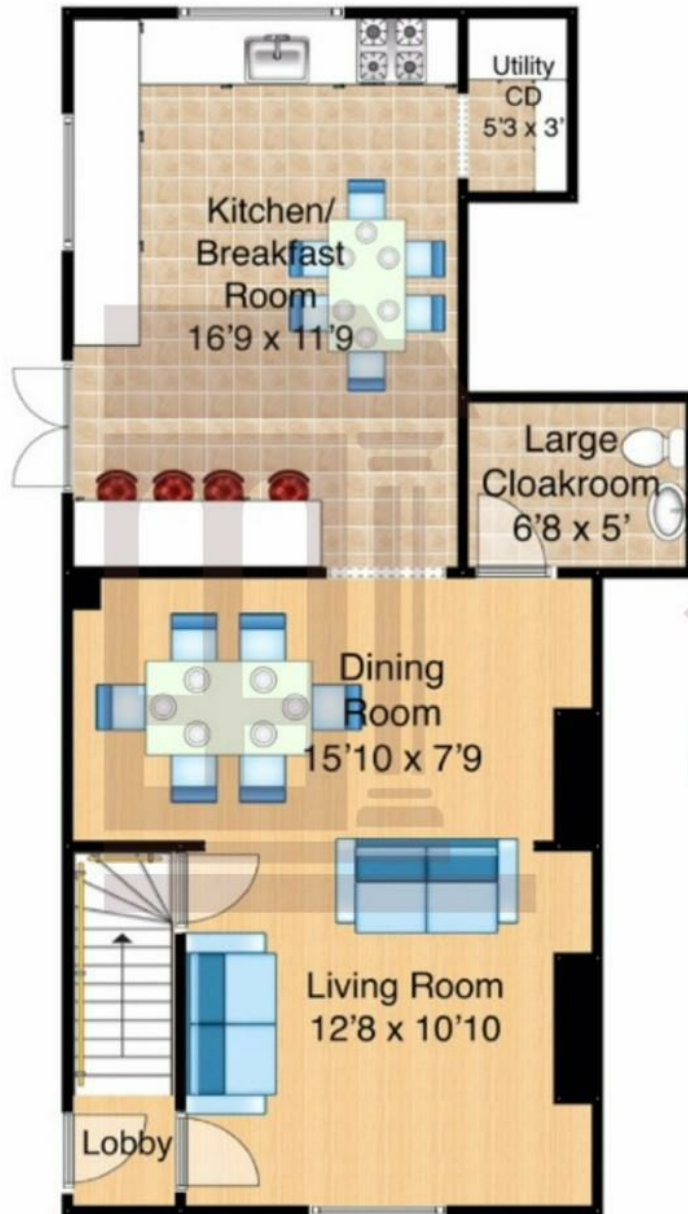




Entrance Door	Staircase to Loft Room
Hall	Loft / Hobby Room
Living Room	14'11 x 10'*
12'8 x 10'10	Bedroom Two
Dining Area	11'1 x 7'9
15'10 x 7'9	Bath/ Shower Room
kitchen/ Breakfast Room	7'10 x 7'8
16'9 x 11'9	Exterior
Utility Cupboard	Driveway for 4 cars
5'3 x 3'	Lawned Garden
Large Cloakroom	Summer House/ Shed
6'8 x 5'	11'3 x 10'4
First Floor Landing	Covered Pergola
Bedroom One	Views to Fields Beyond
12'11 x 7'11 max	* loft room with 5'8 max height

Woodgreen Road Waltham Abbey

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is for guidance only and may not be reused or altered without the consent of Shepherds Estate Agents Ltd





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