



Rounton Road, Waltham Abbey EN9 3AP

welcome to

Rounton Road, Waltham Abbey

William H Brown are delighted to bring to the market this charming and spacious three bedroom semi detached family home situated in a popular Waltham Abbey location. An internal viewing is a must!

Accommodation Comprises Of:

Entrance Porch

Laminate floor.

Lounge

27' 3" Max into bay window x 12' 1" max (8.31m Max into bay window x 3.68m max)

Double glazed window to front aspect, wood flooring, two radiators.

Kitchen

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to side aspect, a range of wall and base units with complimenting worktops, tiled floor, integrated oven, extractor fan, radiator, integrated fridge freezer, integrated dishwasher.

Landing

Radiator.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Two double glazed windows to front aspect, fitted wardrobe.

Bedroom 2

14' 3" x 7' 4" Max (4.34m x 2.24m Max)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

14' 2" x 6' max (4.32m x 1.83m max)

Double glazed window to rear aspect, radiator, access to the loft.

Bathroom

Double glazed window to rear aspect, vanity unit, tiled floor, tiled walls, wash hand basin, wc, chrome heated radiator.

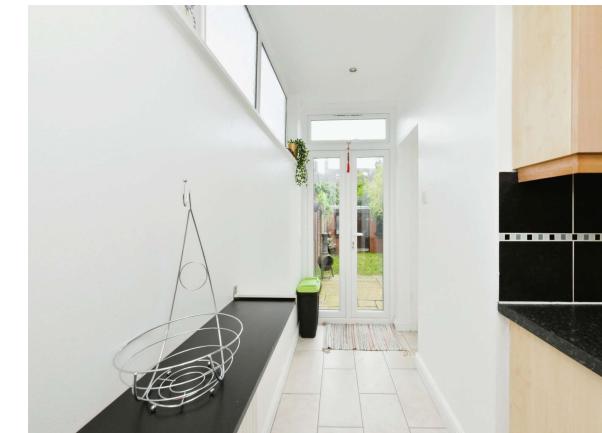
Exterior

Front Garden

To the front of the property is a paved area.

Rear Garden

To the rear of the property is a patio area, lawn area, shed with working elecctrics, side access to the rear of the property.





view this property online williamhbrown.co.uk/Property/BRX104580



welcome to

Rounton Road, Waltham Abbey

- Semi detached
- Family bathroom
- Three bedrooms
- Period features throughout
- Spacious living room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£375,000



Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX104580



Property Ref:
BRX104580 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk



Rounton Road, Waltham Abbey EN9 3AP

welcome to

Rounton Road, Waltham Abbey

William H Brown are delighted to bring to the market this charming and spacious three bedroom semi detached family home situated in a popular Waltham Abbey location. An internal viewing is a must!

Accommodation Comprises Of:

Entrance Porch

Laminate floor.

Lounge

27' 3" Max into bay window x 12' 1" max (8.31m Max into bay window x 3.68m max)

Double glazed window to front aspect, wood flooring, two radiators.

Kitchen

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to side aspect, a range of wall and base units with complimenting worktops, tiled floor, integrated oven, extractor fan, radiator, integrated fridge freezer, integrated dishwasher.

Landing

Radiator.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Two double glazed windows to front aspect, fitted wardrobe.

Bedroom 2

14' 3" x 7' 4" Max (4.34m x 2.24m Max)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

14' 2" x 6' max (4.32m x 1.83m max)

Double glazed window to rear aspect, radiator, access to the loft.

Bathroom

Double glazed window to rear aspect, vanity unit, tiled floor, tiled walls, wash hand basin, wc, chrome heated radiator.

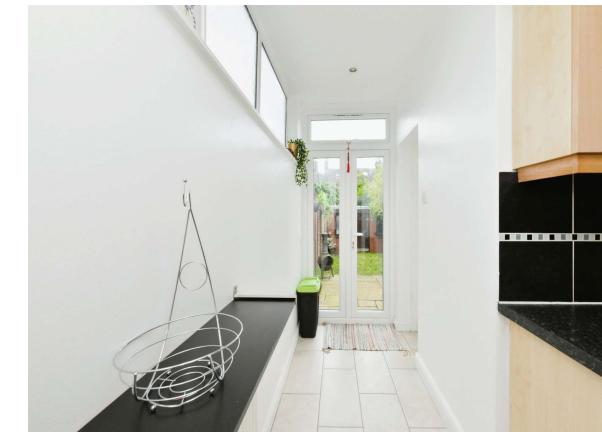
Exterior

Front Garden

To the front of the property is a paved area.

Rear Garden

To the rear of the property is a patio area, lawn area, shed with working elecctrics, side access to the rear of the property.





view this property online williamhbrown.co.uk/Property/BRX104580



welcome to

Rounton Road, Waltham Abbey

- Semi detached
- Family bathroom
- Three bedrooms
- Period features throughout
- Spacious living room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£375,000



Ground Floor

First Floor

Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX104580



Property Ref:
BRX104580 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk



Rounton Road, Waltham Abbey EN9 3AP

welcome to

Rounton Road, Waltham Abbey

William H Brown are delighted to bring to the market this charming and spacious three bedroom semi detached family home situated in a popular Waltham Abbey location. An internal viewing is a must!

Accommodation Comprises Of:

Entrance Porch

Laminate floor.

Lounge

27' 3" Max into bay window x 12' 1" max (8.31m Max into bay window x 3.68m max)

Double glazed window to front aspect, wood flooring, two radiators.

Kitchen

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to side aspect, a range of wall and base units with complimenting worktops, tiled floor, integrated oven, extractor fan, radiator, integrated fridge freezer, integrated dishwasher.

Landing

Radiator.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Two double glazed windows to front aspect, fitted wardrobe.

Bedroom 2

14' 3" x 7' 4" Max (4.34m x 2.24m Max)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

14' 2" x 6' max (4.32m x 1.83m max)

Double glazed window to rear aspect, radiator, access to the loft.

Bathroom

Double glazed window to rear aspect, vanity unit, tiled floor, tiled walls, wash hand basin, wc, chrome heated radiator.

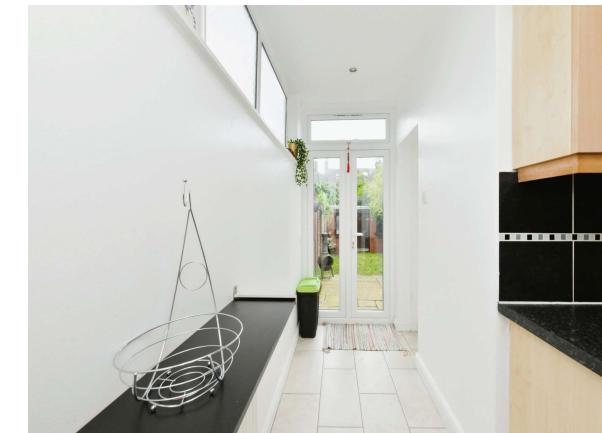
Exterior

Front Garden

To the front of the property is a paved area.

Rear Garden

To the rear of the property is a patio area, lawn area, shed with working elecctrics, side access to the rear of the property.





view this property online williamhbrown.co.uk/Property/BRX104580



welcome to

Rounton Road, Waltham Abbey

- Semi detached
- Family bathroom
- Three bedrooms
- Period features throughout
- Spacious living room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£375,000



Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX104580



Property Ref:
BRX104580 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk



Rounton Road, Waltham Abbey EN9 3AP

welcome to

Rounton Road, Waltham Abbey

William H Brown are delighted to bring to the market this charming and spacious three bedroom semi detached family home situated in a popular Waltham Abbey location. An internal viewing is a must!

Accommodation Comprises Of:

Entrance Porch

Laminate floor.

Lounge

27' 3" Max into bay window x 12' 1" max (8.31m Max into bay window x 3.68m max)

Double glazed window to front aspect, wood flooring, two radiators.

Kitchen

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to side aspect, a range of wall and base units with complimenting worktops, tiled floor, integrated oven, extractor fan, radiator, integrated fridge freezer, integrated dishwasher.

Landing

Radiator.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Two double glazed windows to front aspect, fitted wardrobe.

Bedroom 2

14' 3" x 7' 4" Max (4.34m x 2.24m Max)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

14' 2" x 6' max (4.32m x 1.83m max)

Double glazed window to rear aspect, radiator, access to the loft.

Bathroom

Double glazed window to rear aspect, vanity unit, tiled floor, tiled walls, wash hand basin, wc, chrome heated radiator.

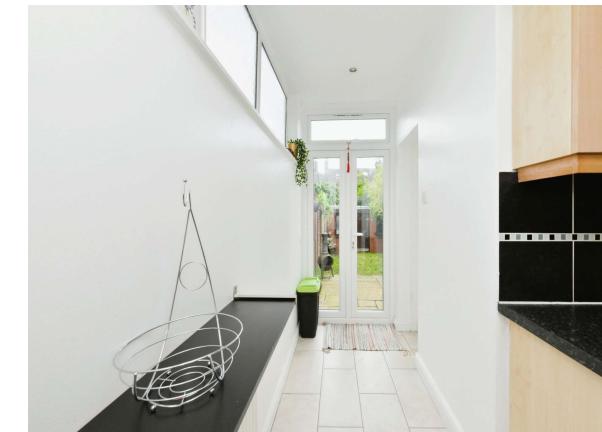
Exterior

Front Garden

To the front of the property is a paved area.

Rear Garden

To the rear of the property is a patio area, lawn area, shed with working elecctrics, side access to the rear of the property.





view this property online williamhbrown.co.uk/Property/BRX104580



welcome to

Rounton Road, Waltham Abbey

- Semi detached
- Family bathroom
- Three bedrooms
- Period features throughout
- Spacious living room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£375,000



Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX104580



Property Ref:
BRX104580 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk



Rounton Road, Waltham Abbey EN9 3AP

welcome to

Rounton Road, Waltham Abbey

William H Brown are delighted to bring to the market this charming and spacious three bedroom semi detached family home situated in a popular Waltham Abbey location. An internal viewing is a must!

Accommodation Comprises Of:

Entrance Porch

Laminate floor.

Lounge

27' 3" Max into bay window x 12' 1" max (8.31m Max into bay window x 3.68m max)

Double glazed window to front aspect, wood flooring, two radiators.

Kitchen

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to side aspect, a range of wall and base units with complimenting worktops, tiled floor, integrated oven, extractor fan, radiator, integrated fridge freezer, integrated dishwasher.

Landing

Radiator.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Two double glazed windows to front aspect, fitted wardrobe.

Bedroom 2

14' 3" x 7' 4" Max (4.34m x 2.24m Max)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

14' 2" x 6' max (4.32m x 1.83m max)

Double glazed window to rear aspect, radiator, access to the loft.

Bathroom

Double glazed window to rear aspect, vanity unit, tiled floor, tiled walls, wash hand basin, wc, chrome heated radiator.

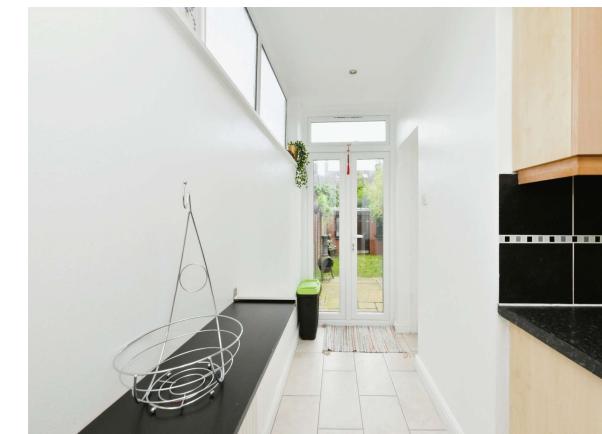
Exterior

Front Garden

To the front of the property is a paved area.

Rear Garden

To the rear of the property is a patio area, lawn area, shed with working elecctrics, side access to the rear of the property.





view this property online williamhbrown.co.uk/Property/BRX104580



welcome to

Rounton Road, Waltham Abbey

- Semi detached
- Family bathroom
- Three bedrooms
- Period features throughout
- Spacious living room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£375,000



Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX104580



Property Ref:
BRX104580 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk