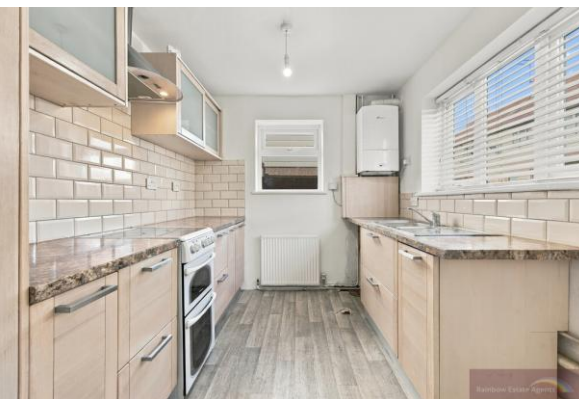




- CHAIN FREE
- SEMI DETACHED HOUSE
- TWO BEDROOMS
- LOUNGE

Princesfield Road, Waltham Abbey, EN9 3PJ

PRICE: £380,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this two bedroom semi detached residence situated in a cul de sac location on the outskirts of the town centre. The property is within walking distance of schools for all ages and local shopping facilities. An internal viewing is strongly advised.



Property Description

Being offered CHAIN FREE and situated on the outskirts of the town centre, this two bedroom semi-detached property would make an ideal first time purchase and offers convenient access to local shopping facilities and schools for all ages.

For the commuter the property is within easy access of the M25 motorway, for connections to the A10 and M11. Waltham Cross mainline BR station and Epping and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The accommodation to ground floor briefly comprises an entrance porch, hallway, fitted kitchen, lounge and conservatory.

Accommodation to the first floor comprises two double bedrooms with fitted mirror wardrobes to the master bedroom. A part tiled bathroom with a modern suite complete this level.

Externally the property benefits from front and rear gardens, providing pleasant outdoor space for relaxation and entertaining.

Being offered CHAIN FREE an internal viewing is strongly recommended.

CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas





Water - Mains - Thames Water

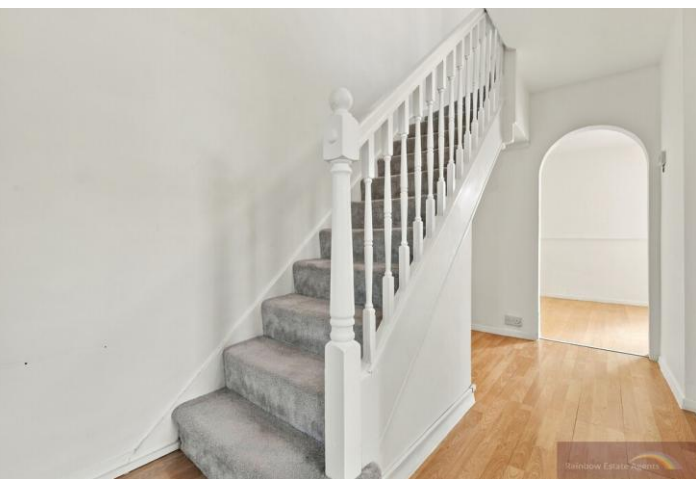
Sewage - Mains - Thames Water

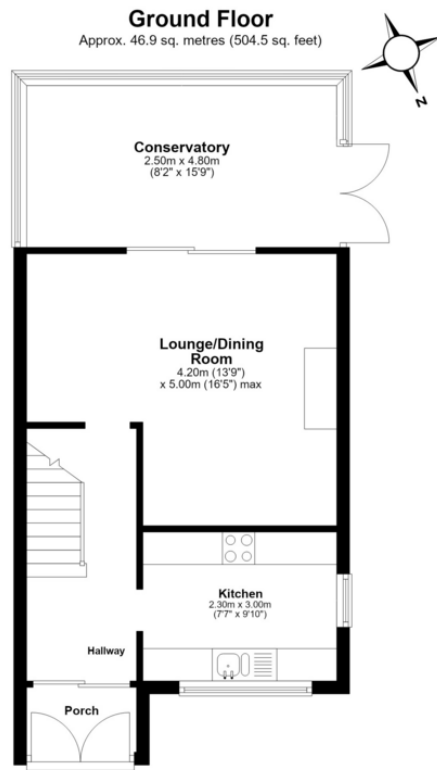
Heating - Gas Central Heating

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2

FOR ROOM SIZES PLEASE REFER TO FLOORPLAN





Total area: approx. 85.4 sq. metres (919.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

Princesfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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