



- TERRACE HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Honey Lane, Waltham Abbey, EN9 3AN

PRICE: £450,000 FREEHOLD

Overlooking Larsens Park, Rainbow Estate Agents present to the market this well presented Victorian extended three bedroom terrace residence. Being within walking distance of local schools for all ages, local amenities and the town centre. An internal viewing is strongly recommended.



Property Description

Being within easy access of local amenities an opportunity to purchase this spacious and well presented family home which has been improved over the years by the current sellers which include a fully integrated kitchen, bathroom and windows.

The property is within easy access of junction 26 of the M25 motorway and within driving distance of Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

For recreational purposes you literally have to walk across the road where you can enjoy the outdoor space of Larsens Park.

The property is well presented throughout and accommodation to the ground floor comprises an entrance hall with stairs leading to the first floor level and door to a spacious through lounge with a feature bay window overlooking the front, feature fireplace and built in understair storage cupboards.

Open-plan access to a modern fitted kitchen with integrated appliances including a fridge, freezer and dishwasher. Bifold doors open onto the rear garden, creating a bright and sociable living space.

Accommodation to the first floor comprises three bedrooms, two doubles and a single.

A spacious bathroom designed in keeping with the character of the property with a roll top bath complete this level.





Externally

The rear garden has been designed to be low maintenance with artificial lawn with flower and shrub borders, timber fencing, rear pedestrian access.

HALLWAY

10' 9" x 2' 11" (3.28m x 0.89m)

LOUNGE/DINER

24' 9" x 12' 00 Max" (7.54m x 3.66m)

KITCHEN

15' 00" x 11' 11" (4.57m x 3.63m)

LANDING

11' 6" x 4' 11" (3.51m x 1.5m)

BEDROOM ONE

14' 11" x 11' 00" (4.55m x 3.35m)

BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m)

BEDROOM THREE

9' 3" x 6' 2" (2.82m x 1.88m)

BATHROOM

8' 5" x 5' 7" (2.57m x 1.7m)

REAR GARDEN

CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

Sewage - Mains - Thames

Heating - Gas Central Heating Octopus Energy

Broadband - Sky

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)
(excluding Garden)



First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 94.2 sq. metres (1013.8 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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Honey Lane

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |

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