



- SEMI DETACHED RESIDENCE
- THREE BEDROOMS
- LOUNGE
- DINING AREA

Roundhills, Waltham Abbey, EN9 1UW

PRICE: £500,000 FREEHOLD

An exciting opportunity to purchase this spacious three bedroom semi detached family residence enjoying an open aspect to rear. Features include a spacious lounge with dining area, kitchen/breakfast room, utility room, downstairs WC/ shower and parking for three vehicles. Internal viewing recommended



Property Description

This property has been in the same ownership since it was built in the mid 1960's and has been lovingly cared for and improved over the years.

The property is well appointed with a ground floor extensions expanding the living area to provide a generous lounge/diner with Mahogany hardwood flooring , good size entrance hall with Amtico flooring which gives access to the kitchen/breakfast room with integrated appliances and Granite effect work surfaces. There is a fitted utility room and additionally a ground floor shower room with WC and wash hand basin.

The first floor offers a recently fitted family shower room, two double bedrooms and a good size single bedroom. Bedrooms one and two both benefit from fitted wardrobe cupboards.

The Southerly facing rear garden is well maintained and has a pleasant rear aspect overlooking open parkland. The front garden provides off road parking for approximately 3-4 vehicles and gives access to the garage which is accessed via an electric up and over door.

Viewing is highly recommended .

ACCOMMODATION IN GENERAL COMPRISES

PORCH

HALLWAY

12' 00" x 5' 10" (3.66m x 1.78m)

KITCHEN/BREAKFAST ROOM

17' 00 Max" x 13' 1 Max" (5.18m x 3.99m)

UTILITY ROOM





6' 3" x 6' 5" (1.91m x 1.96m)

SHOWER ROOM

7' 8" x 3' 1" (2.34m x 0.94m)

LOUNGE

18' 10" x 19' 5" (5.74m x 5.92m)

DINING AREA

20' 00 Max" x 8' 2" (6.1m x 2.49m)

LANDING

BEDROOM ONE

17' 8" x 10' 5" (5.38m x 3.18m)

BEDROOM TWO

9' 7" x 9' 1" (2.92m x 2.77m)

BEDROOM THREE

10' 4" x 7' 8" (3.15m x 2.34m)

BATHROOM

8' 3" x 6' 2" (2.51m x 1.88m)

REAR GARDEN

GARAGE

18' 7" x 9' 1" (5.66m x 2.77m)

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EDF Energy

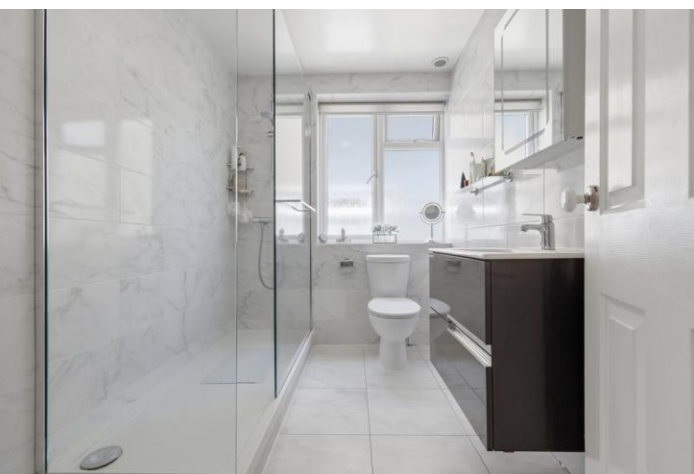
Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating EDF Energy

Broadband - SKY

Mobile Signal and Coverage Vodafone Three EE O2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	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 and 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