



- END OF TERRACE
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN

Poplar Shaw, Waltham Abbey, EN9 3NJ

PRICE:£460,000 FREEHOLD

Being offered chain free an opportunity to purchase this three bedroom end of terrace residence benefiting from a good size rear garden and potential to extend to side/rear subject to the usual planning consents. Parking for two vehicles. Internal viewing recommended.



Property Description

Situated within a popular location an opportunity to purchase this three bedroom end of terrace residence being within easy access of local schools for all ages, shopping and leisure facilities.

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

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market is also within easy access.

The property benefits from a good size rear garden and has the potential to extend to the side and rear subject to the usual planning consents.

Accommodation to the ground floor comprises an entrance hall with stairs leading to the first landing and providing access to the lounge/diner and kitchen.

The lounge/diner is dual aspect allowing for plenty of natural light with laminated flooring and double glazed doors leading to the rear garden.

The kitchen has a range of red high gloss fitted wall and base units with contrasting work surfaces, tiled splashbacks and built in oven and hob. A door from the kitchen leads to a covered side passageway providing access to the front and rear garden and brick built storage sheds which can be converted to a utility room/ home office etc.

Accommodation to the first floor level comprises a landing,





three bedrooms and bathroom.

Bedrooms one and two are both doubles and overlook the front and rear aspects respectively.

Bedroom three is a good size single and overlooks the front aspect and a fully tiled bathroom with a modern suite complete this level.

The rear garden is a generous size with a front and rear patio areas, remainder being laid to lawn with flower and shrub borders.

Block paved drive to front providing parking for two vehicles.



ENTRANCE HALL

9' 1" x 9' 5" (2.77m x 2.87m)

LOUNGE/DINER

18' 11" x 10' 10" (5.77m x 3.3m)

KITCHEN

8' 10" x 9' 5" (2.69m x 2.87m)

LANDING

12' 7" x 2' 8" (3.84m x 0.81m)

BEDROOM ONE

10' 7" x 9' 4" (3.23m x 2.84m)

BEDROOM TWO

11' 9 Max" x 9' 1" (3.58m x 2.77m)

BEDROOM THREE

9' 5" x 7' 4" (2.87m x 2.24m)

BATHROOM

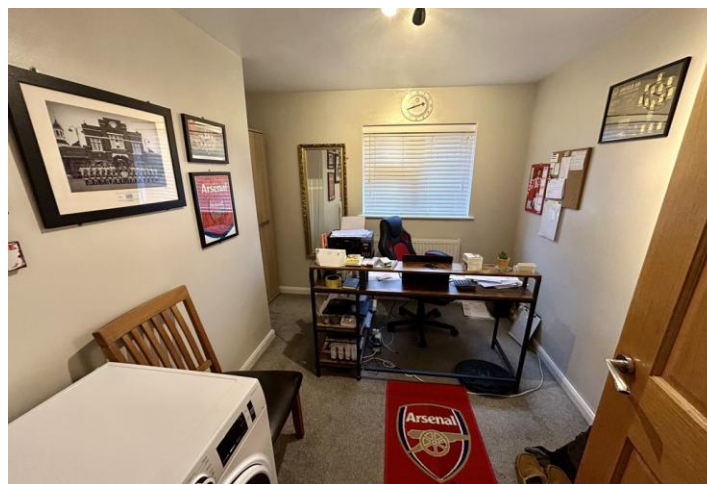
8' 9" x 6' 00" (2.67m x 1.83m)

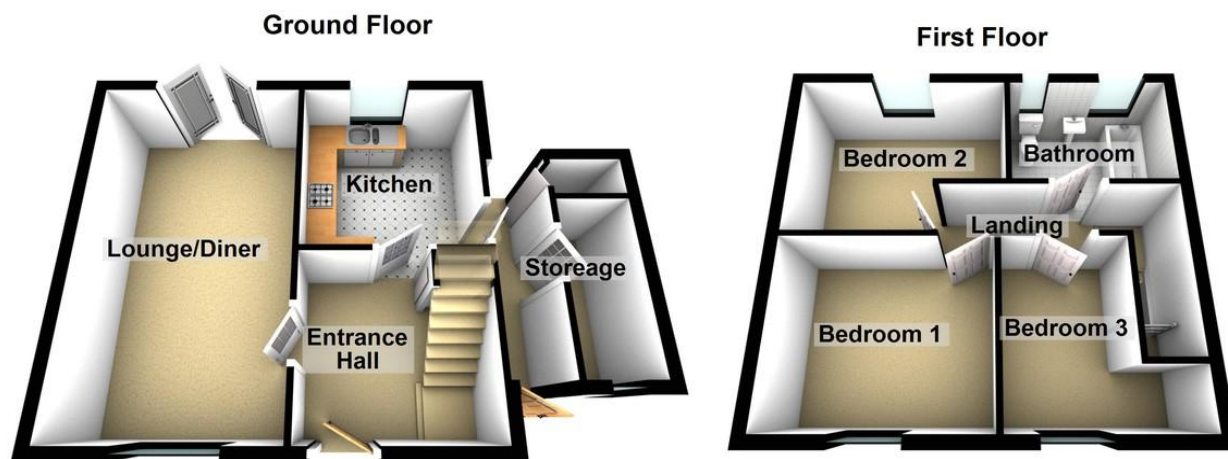
EXTERNAL STORAGE AREA

9' 2" x 3' 8" (2.79m x 1.12m)

REAR GARDEN

PARKING FOR TWO VEHICLES





CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Scottish Power

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Scottish Power

Broadband EE

Mobile Signal and coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

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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