



**Eagle Close, Waltham Abbey**

**O.I.E.O £265,000**



**MILLERS**  
ESTATE AGENTS



**\*\* TERRACE HOME \*\* VACANT POSSESSION**  
**\*\* TWO BEDROOMS \*\* GARAGE AND**  
**PARKING \*\* POPULAR ABBEY FIELDS**  
**DEVELOPMENT \*\* FEW MINUTES TO M25 \*\***

Nestled in the tranquil cul de sac of Eagle Close, Waltham Abbey, this charming staggered terrace house offers a wonderful opportunity for those seeking a comfortable home in a desirable location. The property features a welcoming entrance area that leads into a spacious lounge/diner, perfect for both relaxation and entertaining. The kitchen, conveniently located adjacent to the living area, provides a functional space for culinary pursuits.

On the first floor, you will find two well-proportioned bedrooms, one of which boasts built-in wardrobes, offering ample storage solutions. The family bathroom completes this level, providing essential amenities for everyday living. While the property would benefit from some modernisation, it is competitively priced, allowing you to tailor it to your personal taste and style.

Outside, residents can enjoy the communal garden, a lovely space for outdoor leisure. Additionally, the property includes a single garage en bloc, with allocated parking conveniently situated in front, ensuring ease of access. With a new lease of approximately 150 years and offered with vacant possession, this home presents a fantastic opportunity for first-time buyers or investors alike.

The location is particularly appealing, with easy access to the M25, making commuting a breeze. Furthermore, the nearby Valley Regional Park offers a splendid setting for recreational activities, perfect for those who enjoy the outdoors. This property is not to be missed, so arrange a viewing today to fully appreciate its potential.







## **GROUND FLOOR**

### **Living Room**

11'11" x 14'0" (3.64m x 4.27m)

### **Kitchen**

12'4" x 5'6" (3.75m x 1.68m)

## **FIRST FLOOR**

### **Bedroom One**

10'2" x 10'6" (3.10m x 3.20m)

### **Bedroom Two**

5'11" x 9'1" (1.81m x 2.77m)

### **Bathroom**

5'9 x 6'2 (1.75m x 1.88m)

## **EXTERNAL AREA**

### **Communal Gardens**

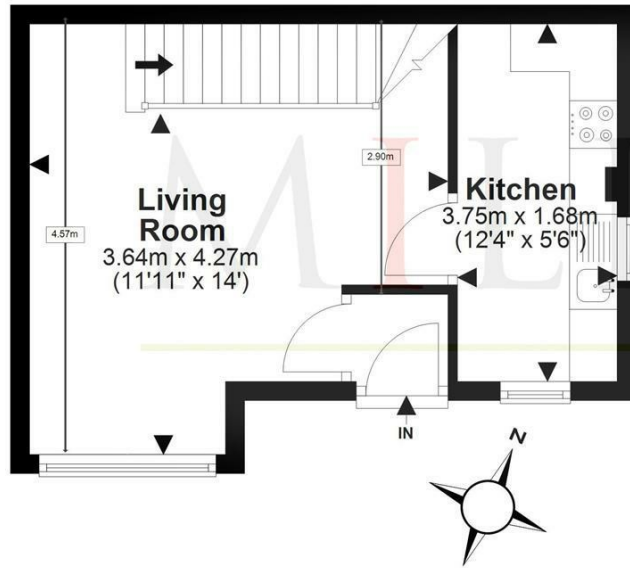
### **Garage En-bloc**

16'4" x 8'3" (4.98m x 2.51m)



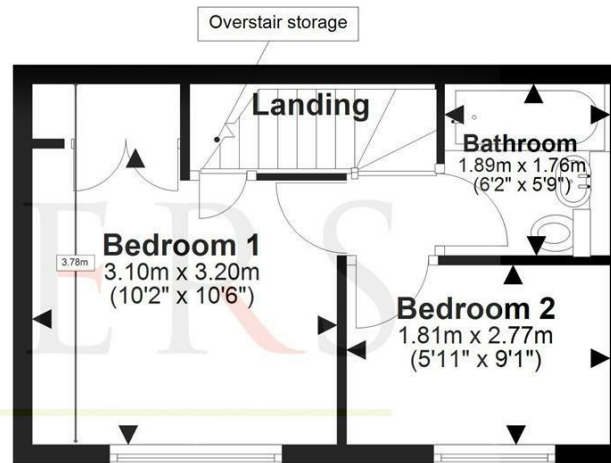
## Ground Floor

Approx. 24.7 sq. metres (266.2 sq. feet)

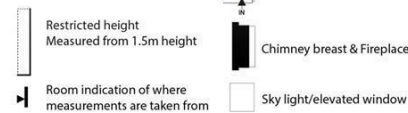


## First Floor

Approx. 23.0 sq. metres (247.3 sq. feet)

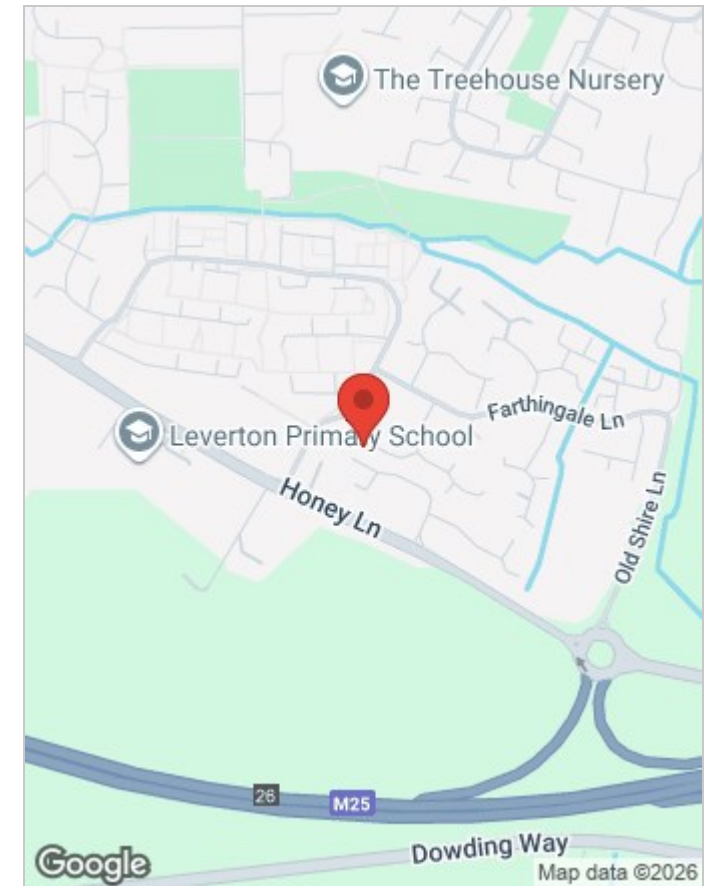


### Floor Plan Key



Total area: approx. 47.7 sq. metres (513.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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