



Guide Price

£475,000

Freehold

3x  1x  1x 

**Holyfield Cottages,
Holyfield, Holyfield,
Waltham Abbey, Essex,
EN9**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Situated close to Lea Valley Park
- Large rear garden
- Potential to extend, subject to planning permission
- Good bus routes into Waltham Cross and Waltham Abbey
- Garage and additional storage

Accommodation

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Lounge : 11'8 x 11'6 (3.56m x 3.51m)
- Dining Area : 14'9 x 10'1 (4.50m x 3.08m)
- Kitchen/Breakfast Room : 17'7 x 13'10 (5.36m x 4.22m)
- Bathroom

FIRST FLOOR

- Landing
- Bedroom 1: 12'8 x 10'7 (3.86m x 3.23m)
- Bedroom 2: 8'3 x 7'0 (2.52m x 2.14m)
- Bedroom 3 : 7'9 x 6'3 (2.36m x 1.91m)

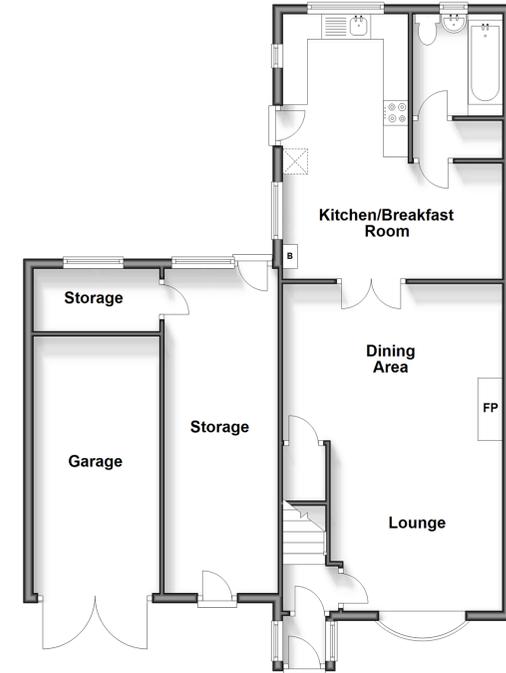
OUTSIDE

- Off Street Parking
- Rear Garden

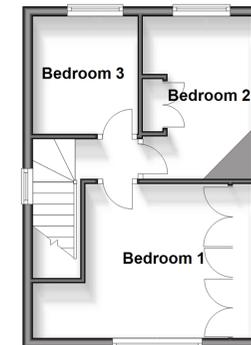
Call Epping - 01992 560600 ■ douglasallen.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

Ground Floor
Approx. 87.5 sq. metres (941.8 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.9 sq. feet)



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