



**£725,000**

**TENURE : FREEHOLD**

**Harrier Way, Waltham Abbey EN9**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**4 bedroom detached family home**

**Versatile ground floor reception room — ideal as home office or playroom**

**Show-stopping kitchen & garden bar**

**New boiler and double column radiators throughout**

**Garage and off-road parking**

**Offered chain free**

**Gracechurch Property Services**  
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Tucked away in a cul-de-sac on the ever-popular Abbeyfields development, Harrier Way is a four-bedroom detached home that the current owner has reimagined.

From the moment you step through the front door, the tone is set: Mandarin Stone tiled flooring underfoot, and glimpses of the garden beyond through crittall-style glazed doors. To one side, a versatile reception room currently configured as a home office, equally suited to a playroom, depending on how your family grows.

### **The Heart of the Home**

The kitchen is where this house truly comes alive. Sage-green cabinetry sits beneath sweeping quartz worktops, carried up the walls as a quartz backsplash for a clean, seamless finish that's as practical as it is beautiful. A statement range cooker with an inbuilt air fryer takes centre stage, while the Samsung American-style fridge freezers beverage centre delivers ice-cold infused water on demand. For evenings in, an in-counter wine cooler with precise temperature control, and a quick-freeze function for the moments that call for it, keeps things effortlessly hosted.

Practicalities have been thought through with the same care: an instant hot and filtered water tap does away with the kettle altogether, and an Insinkerator food waste disposal means no more bins to think about. The kitchen flows naturally into a generous dining and family space, where full-width bifold doors fold back completely to dissolve the boundary between inside and out.

Bi-fold windows from the kitchen fold back to create a servery hatch to a garden bar directly onto the patio. Picture it: a bottle of something cold in the ice bucket, friends perched on stools outside, the television glowing softly through the open hatch, the days last light catching the trees beyond the fence.

### **Living Spaces**

The adjoining sitting room is a study in calm, with a soft sage feature wall, slatted panelling, and underfoot engineered ghost oak flooring that runs throughout the living spaces. Surround sound ceiling speakers, WiFi-operated and controlled via a discreet wall panel, mean the right music follows you from room to room without a single visible wire.

A ground-floor WC continues the home's considered finish, with marble herringbone mosaic tiling that elevates what is so often an afterthought room into a genuine design moment.

### **Upstairs: Rest, Recharge, Retreat**

The principal bedroom is designed with deep navy walls offset by warm timber slatting and a private contemporary en-suite wet room. A second double bedroom is a richly textured space with bold panelled wainscoting, while two further bedrooms offer flexibility for family, guests, or another home office. A well-appointed family bathroom completes the first floor.

Throughout the home, black-on-black Georgian bar double glazing, including the bifold windows and doors, brings a crisp, architectural edge to every elevation, while oak doors with black metal ironmongery carry that same considered palette through every room. A new boiler and new double column radiators throughout mean the comfort here isn't just visual.

### **Outside**

The rear garden is a genuine extension of the living space. A broad lawn framed by mature planting and a handsome specimen tree offering natural shade, a paved terrace for outdoor furniture, and that garden bar linking effortlessly back to the kitchen.

To the front, off-road parking and a garage complete the practical picture, all behind the homes' striking mock-Tudor gabled façade.

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The logo for Gracechurch Property Services features the word "GRACECHURCH" in a large, white, serif font, with "PROPERTY SERVICES" in a smaller, white, sans-serif font below it. The text is set against a dark green rectangular background with thin white horizontal lines above and below the text.

## The Location

Harrier Way sits within the well-established Abbeyfields development, a setting prized for its quiet, residential feel without sacrificing connectivity. Families are well served by a good choice of local schools across all age groups, while Waltham Abbey's historic town centre and market square, with its variety of independent shops and places to eat, is just a mile away.

For commuters, Junction 26 of the M25 provides swift access to the A10, M11 and Stansted Airport, while Waltham Cross station, along with Loughton and Epping on the Central Line, keeps London within easy reach.

## Finer Details:

Detached

4 Bedrooms

First floor bathroom and ground floor w/c

Garage & off-street parking

Freehold

Council Tax Band: F (£1,943 p/yr)

Borough: Epping Forest

Seller's situation: Chain Free

## Services:

Mains water

Mains electricity

Mains drainage

Gas central heating

New boiler and new double column radiators throughout

New Georgian bar double glazing

Broadband coverage: Ultrafast: 1800 Mbps Download Speed (Ofcom)

Mobile signal/coverage: Available for all networks (Ofcom)

Declaration of Interest: In accordance with Section 21 of the Estate Agents Act 1979, we disclose that the seller of this property is a relative/family member of an employee of this firm of Estate Agents.

## Anti-money Laundering Checks (AML)

Regulations require us to conduct identity and AML checks and gather information about every buyer's financial circumstances. These checks are essential in fulfilling our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. The rules are set by law and enforced by trading standards.

We will start these checks once you have made a provisionally agreeable offer on a property. The cost is £40 (including VAT). This fee covers the expense of obtaining relevant data and any necessary manual checks and monitoring. It's paid in advance via our onboarding system, Kotini, and is non-refundable.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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