



- TERRACE HOUSE
- THREE BEDROOMS
- LOUNGE
- DINING ROOM

Roundhills, Waltham Abbey, EN9 1TW

PRICE: £305,000 FREEHOLD

Situated on the Roundhills development an opportunity to purchase this three bedroom terrace residence being within easy access of local shopping facilities, schools and bus routes. The property is in need of some updating and would suit those looking to make home improvements.



Property Description

The Roundhills development is located just off Honey Lane, being within easy access for the M25 motorway and ideally located for schools for all ages, bus routes and local shopping facilities.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

For those recreational purposes Larsens Park is within walking distance.

The property has been in the same ownership for sixty years and the vendor feels the time has come to downsize.

Accommodation to the ground floor comprises a porch, leading to the kitchen with a range of fitted wall and base units with contrasting work surfaces and space for appliances.

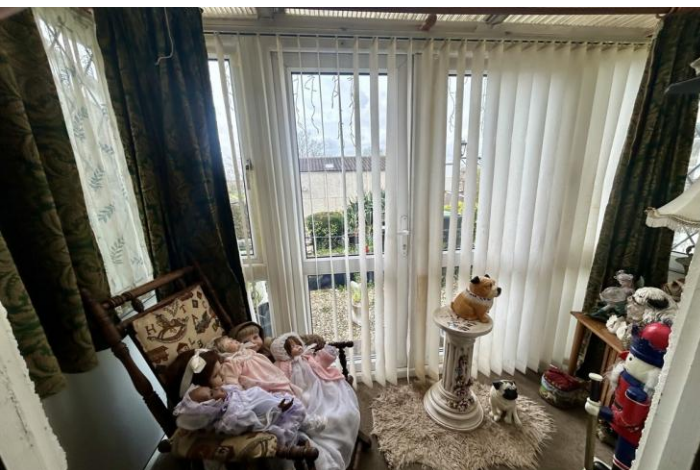
An inner hallway has stairs leading to the first floor landing and provides access to both lounge and generous size dining room.

The lounge is dual aspect making it light and airy with a feature fireplace and a bay window to front being the main focal point.

A generous size dining room provides access to a lean-to with plumbing for washing machine and door to rear garden.

A guest WC complete the ground floor.

Accommodation to the first floor comprises a landing with





built in cupboard housing the gas central heating boiler, and access to bedrooms and bathroom.

All bedrooms face the rear aspect with fitted wardrobes to bedroom one.

The bathroom has a four piece suite and completes this level.

The rear garden has a range of raised flower beds, artificial lawn and small pond with footbridge over

PORCH

9' 00" x 3' 7" (2.74m x 1.09m)

KITCHEN

10' 8" x 9' 00" (3.25m x 2.74m)

INNER HALL

13' 6" x 6' 00" (4.11m x 1.83m)

LOUNGE

15' 6" x 12' 00" (4.72m x 3.66m)

DINING ROOM

18' 2" x 8' 11" (5.54m x 2.72m)

GUEST WC

6' 00" x 4' 5" (1.83m x 1.35m)

LEAN TO

25' 7" x 5' 8" (7.8m x 1.73m)

LANDING

11' 11" x 6' 00" (3.63m x 1.83m)

BEDROOM ONE

13' 5" x 8' 11" (4.09m x 2.72m)

BEDROOM TWO

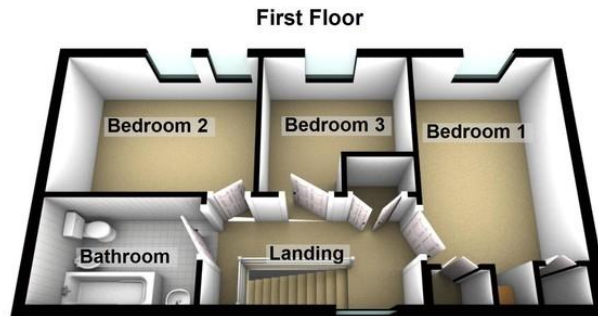
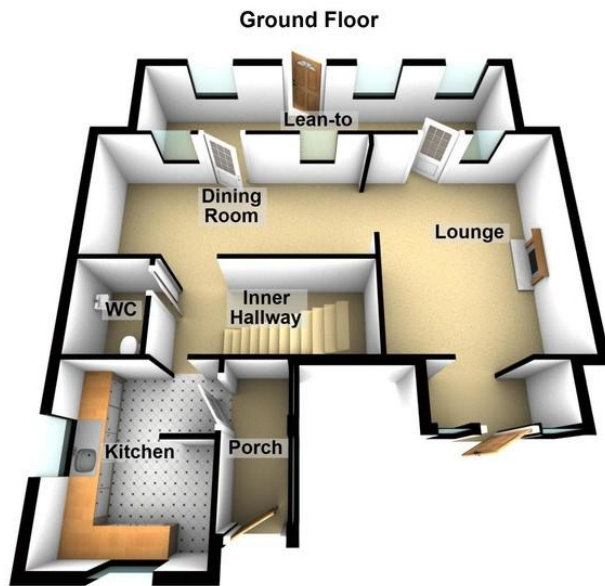
11' 11" x 9' 00" (3.63m x 2.74m)

BEDROOM THREE

9' 00 Max" x 9' 00 Max" (2.74m x 2.74m)

BATHROOM

8' 11" x 6' 00" (2.72m x 1.83m)



REAR GARDEN

TENURE AND CHARGES

Council Tax Epping Forest District Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - Talk Talk

Mobile Signal and Coverage Vodafone Three EE O2

*POINTS TO NOTE

Interested parties must note that the property is a concrete construction and as such should take financial/mortgage advice prior to making a formal offer

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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