



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- TWO BATHROOMS
- LOUNGE

Deer Park Way, Waltham Abbey, EN9 3YL

PRICE: £450,000 FREEHOLD

Being offered CHAIN FREE and situated on the ever popular Meridian Park development and being adjacent to Gunpowder Park an opportunity to purchase this two bedroom two bathroom semi detached residence with parking for 3/4 vehicles and a garage that is currently converted to gym. An internal viewing is strongly recommended.



Property Description

Deer Park Way is a turning on the popular Meridian Park development being adjacent to Gunpowder Park and within easy access of junction 26 of the M25.

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

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

For those recreational purposes Gunpowder Park is within a minute walk where you can experience wildlife and nature in its natural environment.

The property itself is well presented and benefits from a low maintenance south facing rear garden, a converted garage that is currently being used as a gym with double glazed window and door and parking for four/five vehicles.

Accommodation to the ground floor comprises an entrance hall which provides access to the kitchen, lounge and guest WC. The kitchen has a range of fitted wall and base units with contrasting work surfaces and built in oven and gas hob.

A light and airy lounge has wooden flooring and double doors lead to the rear garden.

A guest WC with close coupled WC and wash hand basin complete the ground floor.

Accommodation to the first floor comprises a fully tiled

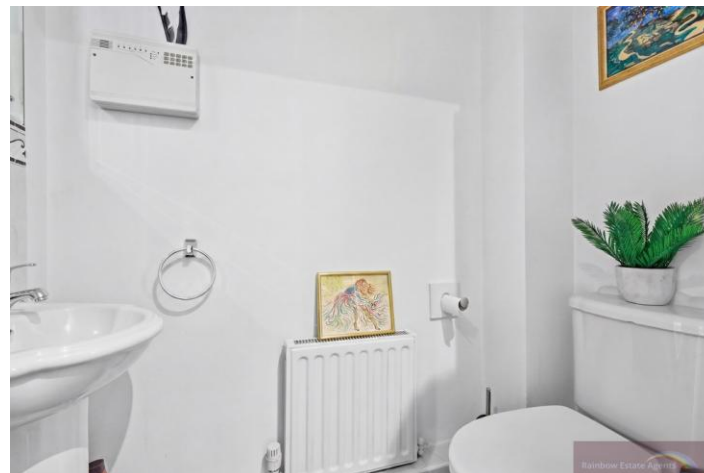




bathroom with a Spa Bath, Wash hand basin and WC which is supported by two double bedrooms with fitted wardrobes and En suite shower room to bedroom one.

Externally the rear garden has been designed to be low maintenance with double gates to allow further parking if required.

Own drive with parking for four/five vehicles leading to the garage which has been converted to gym but can be used for a variety of uses with double glazed window and door.



CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - OVO Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband - EE

Mobile Signal and Coverage Vodafone Three EE O2

FOR ROOM SIZES PLEASE REFER TO FLOORPLAN





Total area: approx. 75.8 sq. metres (816.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Deer Park Way

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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 are 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