



- MODERN UNIT BACKING OPEN LAND
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- CASH PURCHASE ONLY

### Third Avenue, Galley Hill, Waltham Abbey, EN9 2AP

2015 Park Home on the popular semi rural Breach Barns mobile home development. This particular unit is in an excellent position backing directly onto open forest land being of interest to dog lovers and walkers. Two double bedrooms. On plot parking. Vendor s uited

PRICE: £135,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Attractive park home constructed in 2015 set on the popular Breach Barns family park ideally placed backing directly onto open forest land.

The unit is well presented and measures 45' x 12' thus offering two useable bedrooms, a good size lounge which is open plan to the kitchen/breakfast room. The kitchen boasts high gloss fitted units with integrated appliances and the breakfast area offers sliding patio doors to the exterior.

The bedrooms are a good size with both bedrooms offering fitted wardrobe cupboards and drawer units and the shower room offers a walk in shower and white suite.

Externally the enviable plot offers an attractive rear aspect onto open forest land. The personal garden has been professionally laid to briquette for ease of maintenance and provides on plot parking spaces.

An internal viewing is strongly recommended.

### **ENTRANCE HALL**

11' 8" (3.56m)

### **LOUNGE AREA**

14' 0" x 11' 5" (4.27m x 3.48m)

### **KITCHEN/BREAKFAST ROOM**

11' 8" x 8' 1" (3.56m x 2.46m)

### **MASTER BEDROOM**

9' 5" x 9' 5" (2.87m x 2.87m) Maximum measurements and up to wardrobes.

### **BEDROOM TWO**

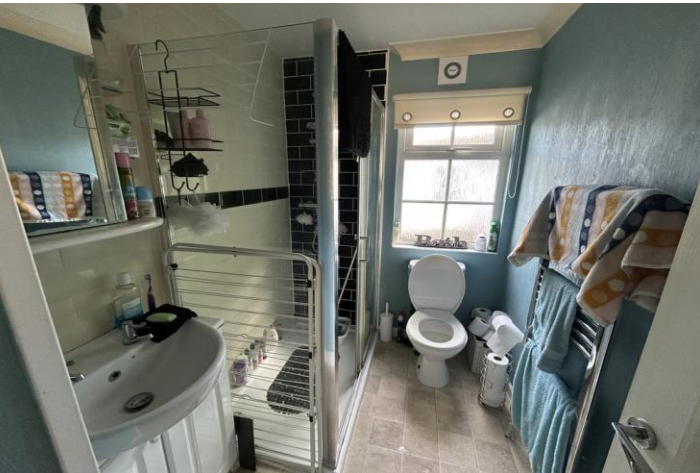
8' 6" x 7' 7" (2.59m x 2.31m)

### **SHOWER ROOM**

7' 2" x 5' 3" (2.18m x 1.6m)

### **EXTERIOR**





Hardstanding plot surrounds the unit

**PARKING**

On plot parking for up to three vehicles

**CHARGES AND TENURE**

Council Tax Epping Forest District Council Band A  
Ground Rent: £326.06 Per Month includes Road contribution and Water Supply

**UTILITIES AND SUPPLIERS**

Electricity - Mains - Supplied by the site and billed to every unit individually

Water - Mains Included in ground rent

Sewage - As above

Heating - Gas Central Heating - LPG Tank Calor Gas

Broadband - SKY

Mobile Signal - Vodafone Three EE O2



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25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

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