



£300,000

TENURE : FREEHOLD

Newteswell Drive, Waltham Abbey, EN9

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 2

One bedroom

Off-Street Parking

Bungalow

Offered Chain Free

Freehold

Early viewing recommended

Gracechurch Property Services
Ability House, 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH
tom@gracechurch-property.co.uk | 02034180582
Website: <http://gracechurch-property.co.uk> &
<http://gracechurch-unique.co.uk>



Situated within a quiet residential turning in Waltham Abbey, this charming bungalow presents an exceptional opportunity to acquire a beautifully proportioned home offering comfort, practicality and effortless single-level living.

Set behind an attractive picket fence with decorative slate frontage and its own private driveway, the property immediately conveys a sense of privacy and kerb appeal. Internally, the accommodation is thoughtfully arranged, beginning with a welcoming entrance hall complete with useful built-in storage cupboards, one discreetly housing the central heating boiler.

The lounge is beautifully proportioned and filled with natural light, creating a calm and inviting reception space. A feature fireplace provides a focal point, while direct access to the conservatory enhances the sense of space and flow.

The conservatory serves as a versatile additional reception area, ideal as a dining space, reading room or garden retreat, with direct access to the rear garden.

The kitchen is well-appointed with a range of fitted wall and base units complemented by contrasting work surfaces. There is ample space for appliances along with room for a breakfast table and chairs, making it both practical and sociable.

The bedroom is generously sized and overlooks the rear garden. Fitted wardrobes provide excellent storage while maintaining a clean, uncluttered aesthetic.

A recently refurbished shower room is fully tiled and finished in a clean, contemporary style. It features a walk-in shower enclosure, WC, and wash hand basin, designed for ease of use and low maintenance living.

Externally, the rear garden has been designed for ease of upkeep, predominantly paved to provide an ideal space for outdoor dining and entertaining. A useful timber shed offers additional storage, and there is the added convenience of rear access.

Newteswell Drive is ideally positioned for convenience, with Waltham Abbey's historic Market Square just a short distance away, offering a vibrant mix of independent shops, cafés and bi-weekly market stalls. The picturesque Abbey Gardens and the expansive Lea Valley Regional Park are within easy reach for outdoor recreation, while Waltham Cross mainline station provides direct services into London Liverpool Street. Loughton and Epping underground stations are also within driving distance for Central Line access, and the nearby M25 and A10 ensure excellent road connectivity.

Ideal for first-time buyers or downsizers alike, this appealing bungalow combines a sought-after location with well-proportioned accommodation and manageable outdoor space.

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Finer Details:

Terraced
1 Bedroom
Off-street parking
Freehold
Council Tax Band: B (£1,747.14 p/yr) - Single person discount available
Borough: Epping Forest
Seller's situation: Suited
Accessibility: Single level

Services:

Mains water
Mains electricity
Mains drainage
Gas central heating
Broadband coverage: Ultrafast: 1800 Mbps Download Speed (Ofcom)
Mobile signal/coverage: Available for all networks (Ofcom)



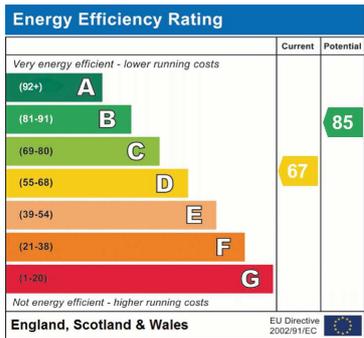
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