



**£750,000**

**TENURE : FREEHOLD**

**Thaxted Way, Waltham Abbey EN9**

**Bedrooms : 5**

**Bathrooms : 2**

**Reception Rooms : 2**

**CHAIN FREE**

**5 Double Bedrooms**

**Over Three Floors**

**Opposite open green**

**Walking Distance to Schools**

**Driveway for 4-5 Vehicles**

**Gracechurch Property Services**  
Warlies Park House, Horseshoe Hill, Waltham Abbey, Essex, EN9 3SL  
[tom@gracechurch-property.co.uk](mailto:tom@gracechurch-property.co.uk) | 02034180582  
Website: <http://gracechurch-property.co.uk> &  
<http://gracechurch-unique.co.uk>



Set across three generous floors and spanning over 2,500 square feet, this exceptional five double-bedroom semi-detached home occupies an enviable position directly opposite a sweeping open green, the kind of outlook that turns a daily school run into a pleasant stroll.

Step through the entrance, and the sense of scale announces itself immediately. A wide, welcoming hallway sets the tone, with a graceful staircase rising to the floors above and a front-facing reception room, currently used as a home office, is accessed through elegant double doors.

The kitchen/diner runs the entire width of the house, and is truly the heart of this home. A magnificent, light-filled space anchored by a modern kitchen and generous dining area built for everything from quick breakfasts to long, easy Sunday lunches. A well-equipped utility room takes the strain off daily chores, with a discreet guest cloakroom close at hand. Flow through to a second reception room, an inviting family living room, perfect for quieter evenings, and onward into a custom-built conservatory, creating indoor-outdoor living.

Upstairs, the first floor delivers three further double bedrooms, including a master suite with its own private en-suite shower room. The remaining bedrooms are complemented by a substantial four-piece family bathroom, complete with bath, separate freestanding shower cubicle, wash hand basin and WC, offering the kind of flexibility a busy household truly needs.

Climb higher still, to discover two further double bedrooms tucked beneath the eaves. Characterful, light-touched spaces with the gently sloping ceilings typical of a thoughtful loft conversion, lending them an intimate, almost retreat-like charm. One enjoys the added convenience of its own en-suite WC, ideal for older children, guests, or a private home office.

Outside, the rear garden unfolds as a generous lawn framed by well-stocked flower and shrub borders, a green, peaceful backdrop for summer evenings and weekend play alike. To the front, a block-paved driveway provides comfortable off-road parking for four to five vehicles.

Offered with no onward chain, this is a home ready to welcome its next chapter without delay.

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## Finer Details

Vendor's position: Chain free

Tenure: Freehold

Parking Arrangements: Off-street parking

Council Tax Band: E: £2,861.10

Local Authority: Epping

## Utilities

Water: Mains water connected to the property.

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property.

Heating: Mains gas central heating

Windows: Double glazing

Mobile coverage: All networks cover this area (Ofcom)

Broadband (estimated download speeds): Ultrafast 1800 Mbps (Ofcom)

## 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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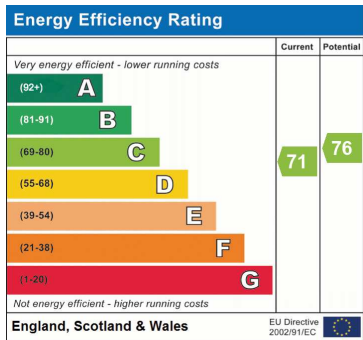
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