



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN

Milton Street, Waltham Abbey, EN9 1EZ

PRICE: £445,000 FREEHOLD

Situated in within a short walk of the town centre, an exciting opportunity to purchase this three bedroom semi-detached residence with modern shower room, ground floor WC, garage and parking to rear. Ideally located for all local amenities. Internal viewing recommended.



Property Description

Rainbow Estate Agents are pleased to present to the market this attractive three bedroom semi detached being within a short walk of the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market.

Townmead park and the picturesque Abbey Gardens are within walking distance for those recreational purposes.

Junction 26 of the M25 motorway is within easy access, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The accommodation to the ground floor comprises an entrance with stairs leading to the first floor landing and providing access to the lounge, kitchen and guest WC.

A generous size lounge is light and airy with wooden flooring, built in storage cupboard and double glazed French doors leading to the southerly facing rear garden.

The kitchen which overlooks the front aspect comprises fitted wall and base units with contrasting work surfaces and space for appliances and breakfast bar.

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

Accommodation to the first floor comprises a landing providing access to bedrooms and shower room. A built in storage cupboard housing the central heating boiler which we understand from the vendor was installed November 2025.





Bedrooms one and two are both doubles and overlook the front and rear aspects respectively, bedroom two has fitted wardrobes, whilst bedroom three is a single and overlooks the rear aspect.

A modern fully tiled shower room with shower enclosure, WC and vanity wash basin with drawers beneath complete this level.

Externally the rear garden has a southerly facing aspect with a paved stone patio area, lawn area with stepping stone path to rear, rockery and flowerbed with a variety of shrubs, garden shed with power and light, side pedestrian access. There is also a garage en bloc with electric roller shutter door, power and light and personal door to rear garden

HALL

8' 9" x 3' 5" (2.67m x 1.04m)

LOUNGE

16' 6" x 13' 1" (5.03m x 3.99m)

KITCHEN

10' 5" x 9' 8" (3.18m x 2.95m)

GUEST WC

7' 1" x 2' 4" (2.16m x 0.71m)

LANDING

9' 5" x 5' 11" (2.87m x 1.8m)

BEDROOM ONE

10' 4" x 10' 2" (3.15m x 3.1m)

BEDROOM TWO

12' 9" x 8' 8" (3.89m x 2.64m)

BEDROOM THREE

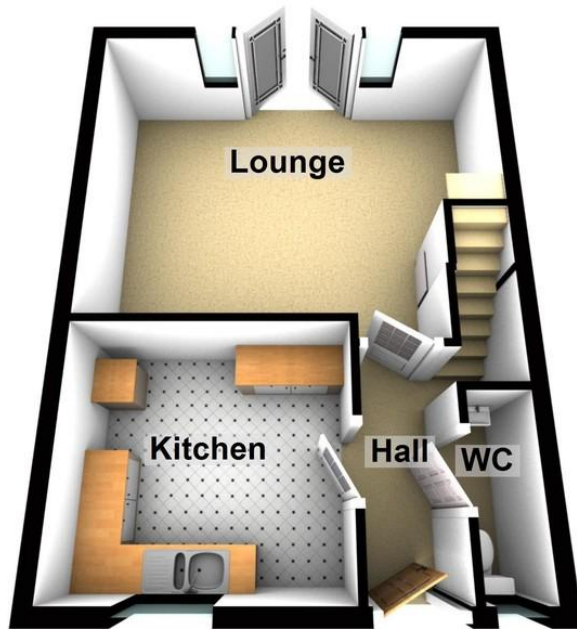
6' 9" x 7' 5" (2.06m x 2.26m)

SHOWER ROOM

6' 9" x 5' 11" (2.06m x 1.8m)

REAR GARDEN

Ground Floor



First Floor



GARAGE AND PARKING TO REAR

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating British Gas

Broadband - Sky

Mobile Signal and Coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	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 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