



Eastbrook Road, Waltham Abbey, EN9 3AL

OFFERS OVER
£400,000

 **Coultons**

PROPERTY SUMMARY

Nestled on the charming Eastbrook Road in Waltham Abbey, this delightful Victorian terraced house offers a perfect blend of character and modern living. The property benefits from two double bedrooms, two reception rooms, a new modern fitted kitchen and a ground floor shower room. From the rear bedroom on the first floor you walk into another room which can be used as a dressing, office of study room. This room then leads onto a modern fitted bathroom. Added benefits include double glazing, gas central heating (newly fitted boiler), a rear garden which is approximately 55ft in length and is being offer on a chain free basis.

Eastbrook Road is ideally positioned close to well-regarded local schools, making it an excellent choice for families. Nearby, a variety of shops cater to everyday needs, while Waltham Abbey's historic market town centre is within easy reach offering a charming selection of independent boutiques, cafés, restaurants, and essential amenities. For those who drive you will have easy access to the M25 intersection and M11. Public transport links includes bus routes to the neighbouring towns of Epping and Loughton for the Central Line station into London or the BR line at Waltham Cross into Liverpool Street.

In our opinion this property will make an ideal family home and viewing is highly recommended.

2



1



2









Eastbrook Road,
Waltham Abbey, EN9 3AL
Approx. Gross Internal Area 895 Sq Ft - 83.15 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale


This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Epping Forest

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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



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