Offers over £475,000

Bradley Road, Waltham Abbey, EN9



3 Bedrooms

2 Bathrooms

Warlies Park House, Horseshoe Hill, Waltham Abbey, Essex, EN9 3SL
| tom@gracechurch-property.co.uk

02034180582

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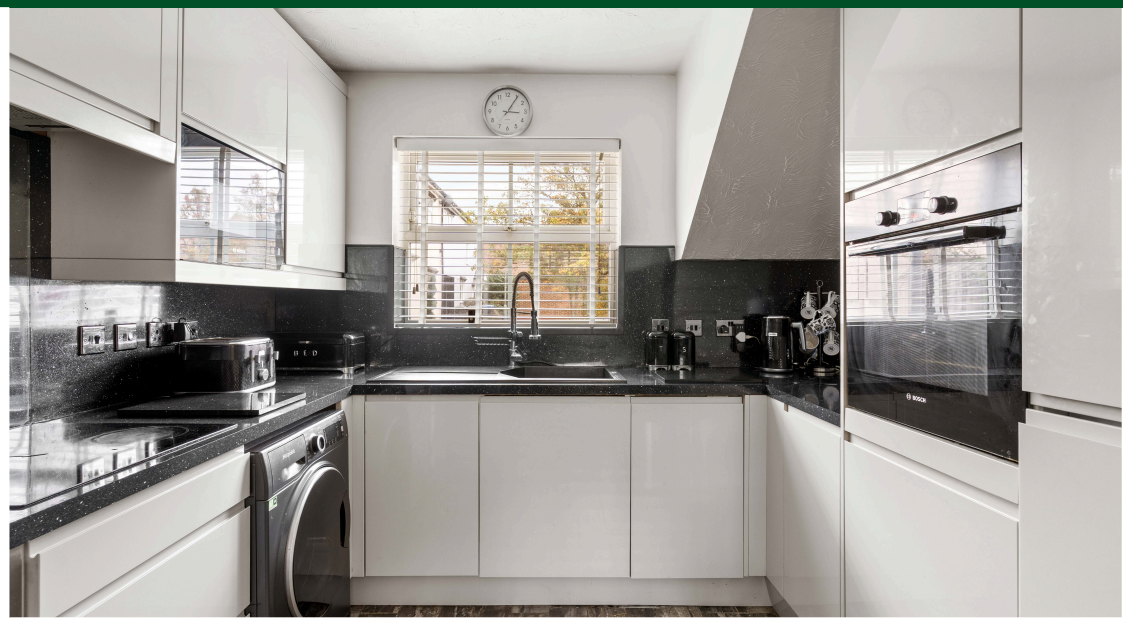



CHAIN FREE: A 3 bedroom semi-detached house in the Meridian Park of Waltham Abbey. An en-suite, off-street parking and a garage. A short walk to the Gunpowder Park, with the M25, A10 and the station all nearby...

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A well-presented three-bedroom semi-detached house with an en-suite wet room, a driveway and a garage, offered chain free.

The current owners have looked after and updated Bradley Road, and it's ready to move straight into. The front door sits under a traditional canopy and opens into the entrance hall. From the hall there's a downstairs WC and the stairs up to the first floor.

The lounge is at the back of the house with sliding doors opening straight onto the patio, so in warmer months the garden becomes another room. A wide opening leads through to the dining room, which also looks out over the garden and has room for a table and chairs. The same wood-effect porcelain plank tiling runs through the lounge, dining room and kitchen. It ties the ground floor together and is easy to keep clean.

The kitchen has grey gloss handleless units and black sparkle worktops with matching upstands. There's a black composite sink with a pull-down spray tap, an electric hob with extractor, a Bosch oven and microwave at eye level, and a wine cooler, so there's always something chilled for friends who drop by.

Upstairs there are two double bedrooms at the back. One has its own shower room and fitted wardrobes, which keeps the morning rush to a minimum. The third bedroom is a good size for a child's room, a nursery or an office if you work from home. The family bathroom has a full-size bath for slower evenings.

The back garden is paved, with raised planters around the edges, so you get the outdoor space without a lawn to mow. There's room for a gazebo and a sofa set for long summer evenings, a shed for the garden bits, a side gate and a door straight into the garage.

At the front, the garden is laid with slate chippings with a block-paved path to the door. The driveway in front of the garage provides off-street parking, along with the 18'4 x 9'6 garage, with an up-and-over door at the front.

The house is on the Meridian Park development, on the southern edge of Waltham Abbey. The Gunpowder Park is a few steps away, with open meadows, woodland paths and a free 5k parkrun every Saturday morning. The wider Lee Valley Park stretches north from there, with cycle routes, lakes and the White Water Centre. Waltham Abbey's old town centre is a few minutes away for the Abbey Gardens, the Saturday market, local pubs and the pie and mash shop. Waltham Cross station is just over 1 mile away, with trains to London Liverpool Street in under 30 minutes. Additionally, for those looking to use the London Underground, Loughton Station is around a 10-minute drive from your front door, with Stratford only 20 minutes away. Junction 26 of the M25 and the A10 are also within easy reach.

For families, Waltham Holy Cross Primary Academy is under a mile away and was rated Good by Ofsted in 2024. Leverton Primary School on Honey Lane is around a mile away. For older children, Oasis Academy Enfield (rated Good in 2025) and King Harold Academy in Waltham Abbey are both around a mile from the house.

The sellers aren't buying another home, so there's no chain to wait on. It would suit a first-time buyer, a young family, or someone moving to a smaller place who still wants a garage, parking and a garden.

Other Information

Parking Arrangements: Private Driveway and Garage
Vendor's position: No onward chain
Council Tax Band: E (£2,861.10 p/yr)
Tenure: Freehold
EPC Rating: C

Utilities

Water: Mains water connected to the property
Heating: Gas central heating
Electricity: Property connected to mains electricity
Drainage: Mains & Surface water drainage connected to the property
Windows: UPVC double-glazing
Mobile coverage: Voice & Data likely. We recommend buyers check the Ofcom checker
Broadband (estimated download speeds): Superfast available, up to 1800 Mbps. We recommend buyers check the Ofcom checker

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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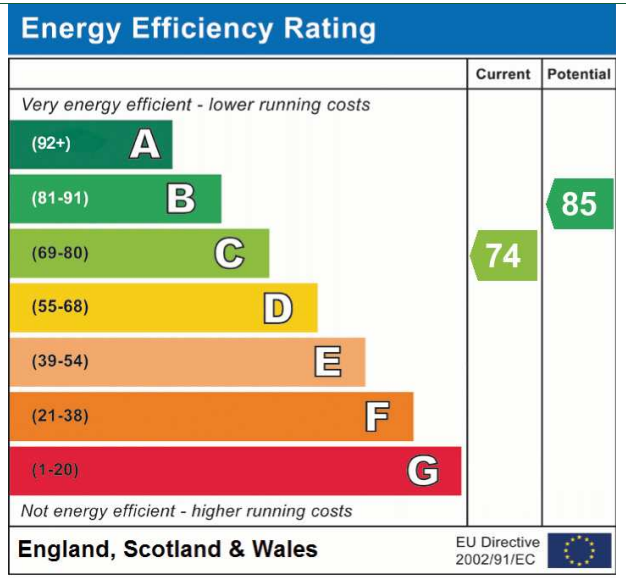
Approximate Gross Internal Area = 73.0 sq m / 786 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 89.2 sq m / 960 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1347851)



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