

Entrance:
Driveway; Front door to porch, door to reception

Reception/Diner: 16' 5" x 15' 7" (5.00m x 4.75m):
narrowing to 11' 7" (3.53m); Access to kitchen

Kitchen: 15' 5" x 10' 0" (4.70m x 3.05m):
Door to garden, access to lobby

Lobby:
Stairs to first floor, door to shower room

Shower Room: 11' 7" x 4' 4" (3.53m x 1.32m)

Landing:
Access to bedrooms and bathroom, loft hatch, 2 x storage cupboards

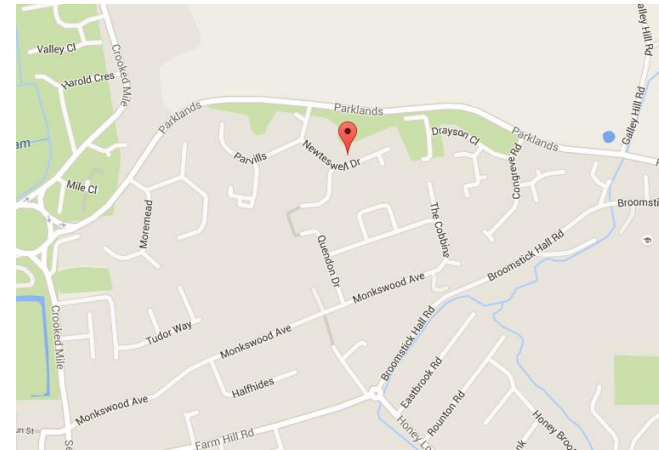
Bedroom 1: 14' 9" x 11' 0" (4.49m x 3.35m):
narrowing to 13' 0" (3.96m); Fitted wardrobes

Bedroom 2: 11' 2" x 9' 6" (3.40m x 2.89m):
Fitted wardrobes

Bedroom 3: 11' 6" x 6' 3" (3.50m x 1.90m)

Bathroom: 8' 3" x 7' 3" (2.51m x 2.21m)

Rear Garden: 38' (11.57m) approx:
Gate to rear, brick built BBQ



A Bit about Waltham Abbey

Borough : Epping Forest District Council
County : Essex

Waltham Abbey

Situated in the south west of Essex, Waltham Abbey is north of London between the River Lea and Epping Forest. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this vibrant location ensures Waltham Abbey remains a desirable place to reside.

TRANSPORT

Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

SHOPPING AND LEISURE

A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the local area.

DIRECTIONS

If you are visiting the office by car you will find parking outside. We are located opposite the town Hall and in front of the historic Abbey



Castles market this chain free immaculately presented three bedroom family home. Comprising a good sized lounge/diner, modern kitchen and two bath/shower rooms. Externally benefits from a driveway and rear access. Located close to schooling and transport links.

NB: Vendor to vacate from 3/7/23 onwards

**Newteswell Drive
EN9**

£435,000 F/H

