

**Entrance:**  
Side access to rear garden; front door to hall

**Hallway:**  
Door to reception 1 and 2, stairs to first floor

**Reception 1: 13' 5" x 10' 4" (4.09m x 3.15m):**  
into bay and into alcove

**Reception 2/Diner: 12' 2" x 12' 9" (3.71m x 3.88m):**  
Door to kitchen

**Kitchen: 12' 2" x 8' 1" (3.71m x 2.46m):**  
Door to rear garden; access to lobby

**Lobby:**  
Door to bathroom and separate toilet

**Bathroom: 7' 3" x 5' 6" (2.21m x 1.68m)**

**Separate wc: 4' 6" x 2' 8" (1.37m x 0.81m)**

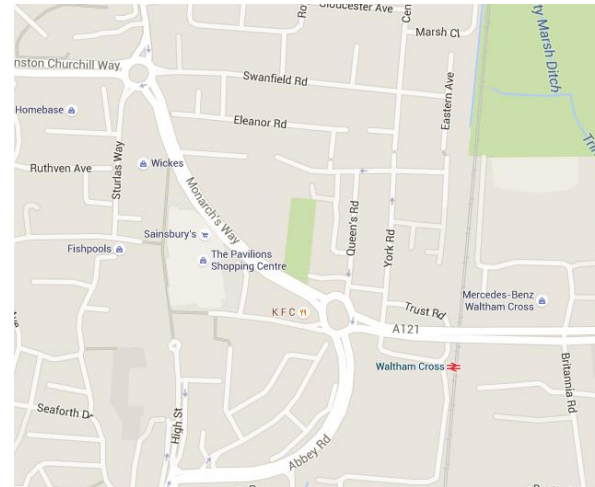
**Landing:**  
Access to bedrooms 1 and 2, loft hatch

**Bedroom 1: 13' 8" x 11' 5" (4.16m x 3.48m)**

**Bedroom 2: 13' 3" x 12' 3" (4.04m x 3.73m):**  
into alcove; door to bedroom 3

**Bedroom 3: 11' 7" x 7' 8" (3.53m x 2.34m):**  
into alcove: (Access via bedroom 2)

**Rear Garden:**  
Shed, side gate to alley



#### 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

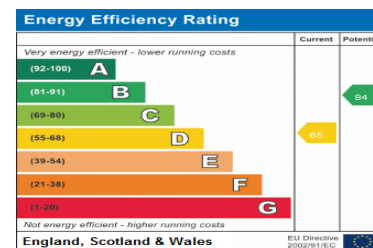
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

#### 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 Victorian three bedroom end of terrace house. Benefits from two reception rooms, side/rear access and ample communal off street parking. Situated close to Waltham Cross train station and shopping centre.

**York Road  
EN8**

**£380,000 F/H**



