



- TERRACE TOWNHOUSE
- FOUR BEDROOMS
- LOUNGE
- DINING AREA

Read Court, Abbots Drive, Waltham Abbey, EN9 3HQ

PRICE: £380,000 FREEHOLD

Spacious FOUR BEDROOM townhouse situated in cul de sac location within easy access of local schools, shopping and leisure facilities. Lounge, fitted kitchen, dining area, rear garden, bathroom, guest WC. Ideal family home, internal viewing recommended.



Property Description

Read Court is situated in a cul de sac location on the Ninefields development, ideally located for local shopping at Upshire parade, local schooling for all ages and walking distance of the newly constructed leisure centre and gym.

The historic town centre of Waltham Abbey with its historic Market Square and pedestrianised Sun Street with an array of shops, eateries and bi-weekly market is within a five minute drive.

For the commuter junction 26 of the M25 is easily accessible and rail lines are available at either Loughton Underground or Waltham Cross BR stations.

The property offers spacious accommodation over three levels and would make an excellent family home.

The ground floor comprises an entrance porch leading to a generous size hallway with built in under-stair storage cupboards, walk in utility cupboard and ground floor WC. There is open plan access to the kitchen and dining area.

The kitchen has a range of fitted wall and base units with contrasting work surface built in oven and hob, and overlooks the front aspect.

The dining area has tiled flooring, pantry cupboard with two sets of double glazed French doors providing access to the rear garden allowing this area to extend on to the rear garden ideal for entertaining and socialising.

The first floor level comprises a landing with a storage cupboard, stairs leading to the second floor landing, and grants access to the lounge and master bedroom. The





lounge has laminated flooring and overlooks the rear aspect whilst the master bedroom has a range of fitted wardrobes and overlooks the front aspect.

Accommodation to the second floor comprises a landing providing access bedrooms and bathroom, bedroom two is a generous size and overlooks the front aspect, whilst bedrooms three and four overlook the rear aspect. A fully tiled bathroom with a modern suite complete this level.

Externally the rear garden comprises a paved stone patio area, lawn area with flower and shrub borders with path leading to rear. Rear pedestrian access. The front garden is hardstanding .

The property is realistically priced and as such early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

9' 10" x 3' 5" (3m x 1.04m)

HALL

15' 9" x 2' 11" (4.8m x 0.89m)

GROUND FLOOR WC

4' 10" x 3' 1" (1.47m x 0.94m)

UTILITY CUPBOARD

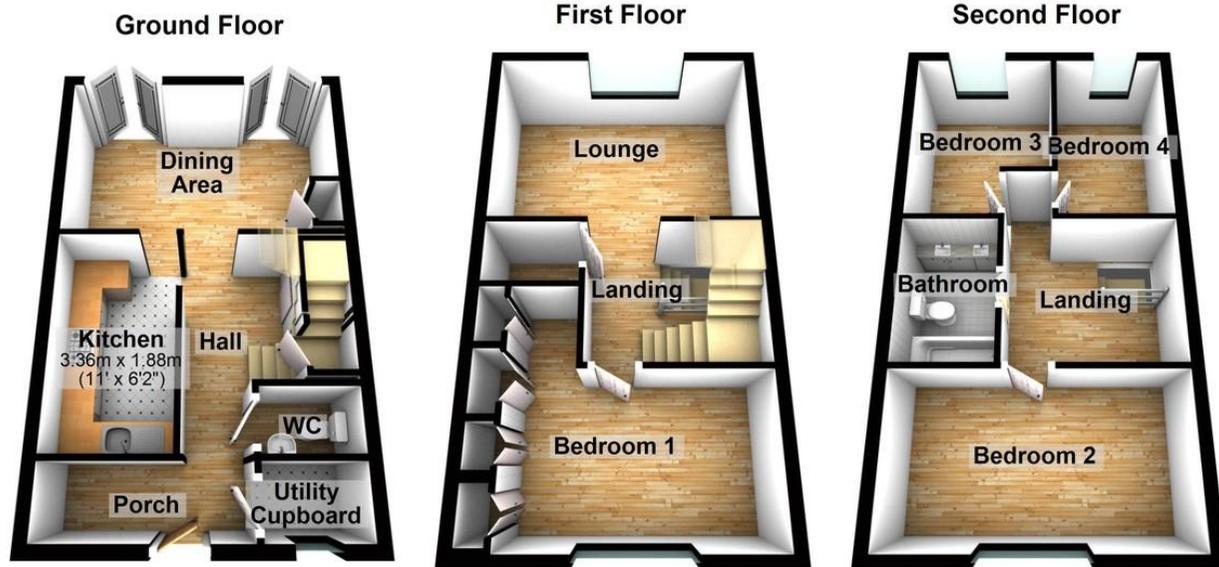
4' 10" x 3' 3" (1.47m x 0.99m)

KITCHEN

11' 1" x 6' 2" (3.38m x 1.88m)

DINING AREA

14' 6" x 9' 7" (4.42m x 2.92m)



FIRST FLOOR LANDING

7' 7" x 3' 4" (2.31m x 1.02m)

LOUNGE

14' 11" x 10' 6" (4.55m x 3.2m)

BEDROOM ONE

13' 1" x 8' 00" (3.99m x 2.44m) 13Ft Max

SECOND FLOOR LANDING

10' 10 Max" x 9' 2 Max" (3.3m x 2.79m)

BEDROOM TWO

14' 11" x 7' 11" (4.55m x 2.41m)

BEDROOM THREE

10' 6" x 8' 4" (3.2m x 2.54m)

BEDROOM FOUR

10' 6" x 6' 3" (3.2m x 1.91m)

BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m)

EXTERIOR

REAR GARDEN

CHARGES

Title: Freehold Title

Council Tax Epping Forest District Council Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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