



- HIGHLY REGARDED LOCATION
- EXTENDED PROPERTY WITH POTENTIAL
- CHAIN FREE
- THREE DOUBLE BEDROOMS

Elm Close, Waltham Abbey, EN9 1SQ

PRICE: £427,500 FREEHOLD

POTENTIAL POTENTIAL POTENTIAL. Excellent opportunity to purchase this three double bedroom terraced property with potential to improve/develop (STPP). Extended living area. Cloakroom/wc. Large first floor bathroom. Highly regarded location. CHAIN FREE



Property Description

Elm Close is a popular highly sought after cul-de-sac offering a well maintained blend of similar type housing. There are local shopping facilities close by and Larsens Park offers space for recreational pursuits.

Our historic town centre and Tesco superstore are within a 10 minute walk. Additionally junction 26 of the M25 motorway is within a few minutes' drive offering links to the M11 and A10 intersections.

Waltham Abbey Town Centre is a 14th century town set around the market square which offers a bi-weekly market and the renowned Abbey Gardens and Church offer acres of historic picturesque protected parklands

For commuters looking to travel to central London, Waltham Cross mainline BR station and Epping and Loughton underground stations are within a short drive.

This particular property offers an excellent opportunity for the incoming purchasers to make bespoke improvements to suit any family dynamic. The integral garage offers opportunity for conversion to a ground floor bedroom or home office, in line with neighbouring properties.

There is ground floor rear extension which has created a large open plan, sociable, living area and additionally there is ground floor cloakroom/WC.

The first floor offers three double bedrooms and these are supported by the four piece bathroom suite with bath, walk in shower, WC and wash hand basin.

Externally there is a mature rear garden and the front offers





off road parking for approx. two/three vehicles.

The property requires full refurbishment and this reflected in the asking price. Being offered chain free, early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

8' 2" x 3' 00" (2.49m x 0.91m)

ENTRANCE HALL

8' 6" x 8' 3" (2.59m x 2.51m)

GUEST WC

5' 4" x 2' 8" (1.63m x 0.81m)

DINING AREA

11' 6" x 8' 12" (3.51m x 2.74m)

LOUNGE

17' 1" x 11' 3" (5.21m x 3.43m)

L-SHAPE KITCHEN

17' 7 Max" x 18' 11" (5.36m x 5.77m)



FIRST FLOOR LANDING

BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m)

BEDROOM TWO

14' 1" x 8' 00" (4.29m x 2.44m)

BEDROOM THREE

11' 11" x 8' 4" (3.63m x 2.54m)

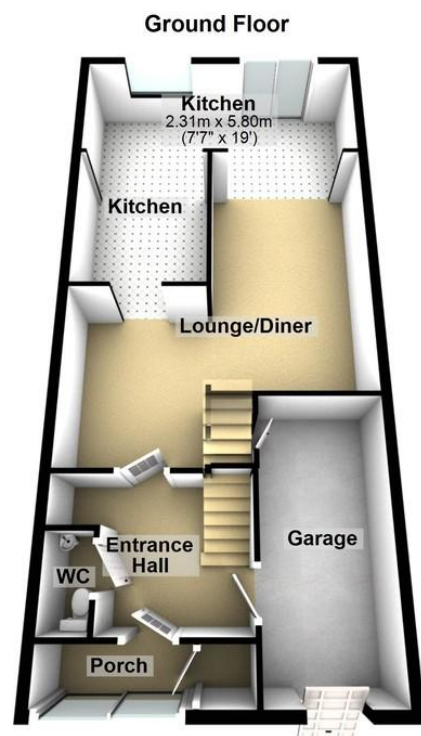
BATHROOM

12' 1" x 8' 3" (3.68m x 2.51m)

SHOWER ROOM

5' 11" x 4' 9" (1.8m x 1.45m)





EXTERIOR

INTEGRAL GARAGE

REAR GARDEN

FRONT GARDEN /DRIVEWAY

CHARGES AND TENURE

Freehold Title

Council tax Band D within Epping Forest

UTILITIES AND SUPPLIERS

To be confirmed

EPC – Awaited

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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 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