

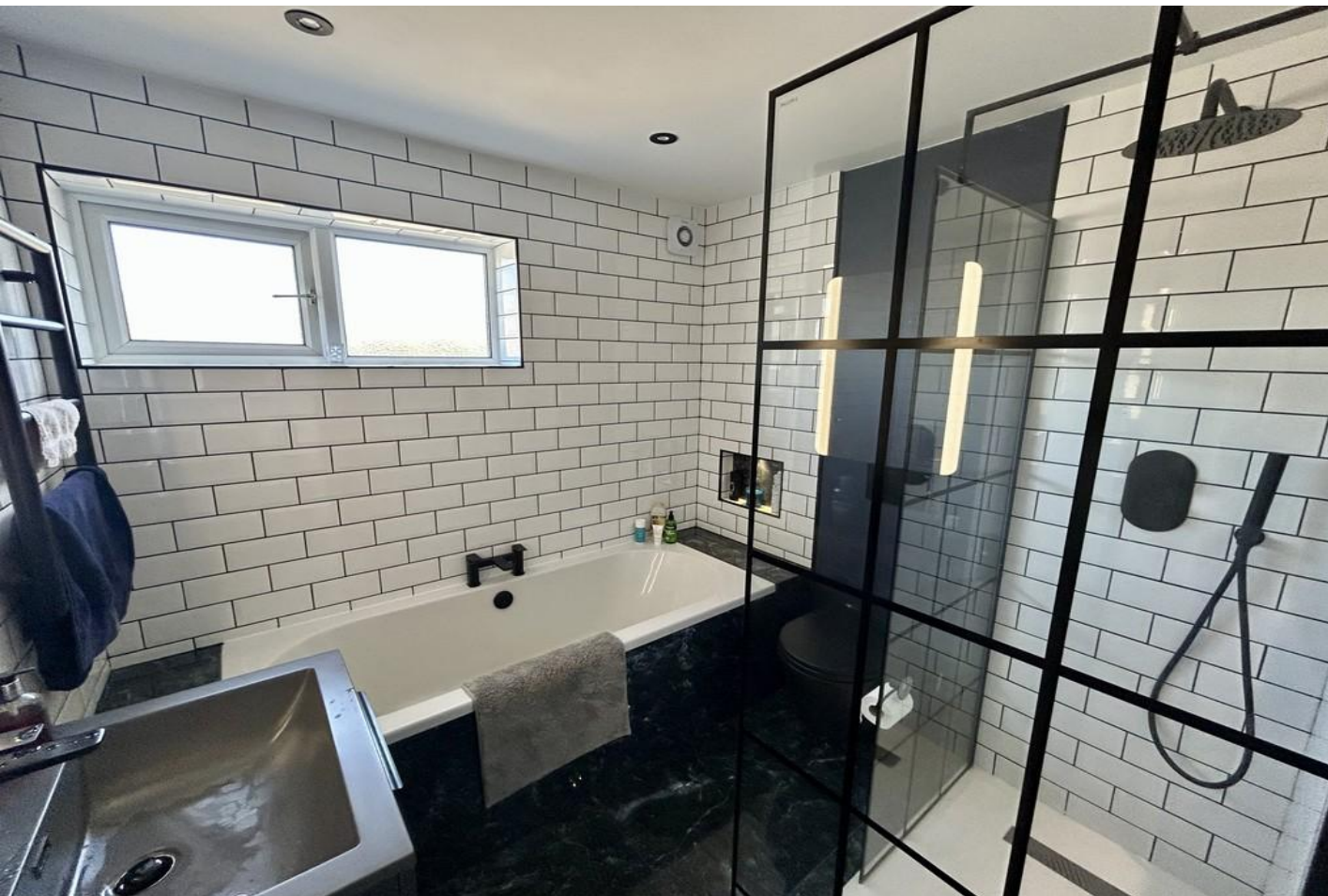


- EXTENDED END OF TERRACE
- THREE BEDROOMS
- TWO BATHROOMS
- FITTED KITCHEN

Chartwell Close, Waltham Abbey, EN9 3EP

PRICE: £460,000 FREEHOLD

Beautifully presented and substantially extended 3 bedroom end terrace property. Front and side wrap round ground floor extensions plus loft conversion providing master bedroom and full en-suite bathroom. Modern décor throughout. Garage En bloc plus further parking space. An internal viewing is strongly recommended.



Property Description

Chartwell Close is a well located cul-de-sac being close to local schools for all ages, bus stops, local shopping facilities and the modern high tech Gym and swimming pool.

Additionally for the commuter the M25 motorway is within easy access, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

Historically the property has been sensitively extended to the ground floor to provide excellent living space and additionally there is a loft conversion which creates an excellent master bedroom suite.

The accommodation to the ground floor comprises an entrance hall with 'LVT' flooring which extends through to the lounge and study. The study is accessed from the entrance hall and presents with Velux windows. This is an excellent work from home space but does offer a variety of uses depending on lifestyle requirements.

The spacious lounge/dining area is the hub of the home with a media wall with retractable TV and feature electric living flame log effect fire being a main focal point.

The rear of the property is occupied by the modern fitted kitchen which presents with a range of white high gloss fitted wall and base units and contrasting work surfaces. Access to the rear garden is granted via a single Upvc door.

To the first floor there are two good size bedrooms one with a built in over-stairs cupboard. These are supported by the fully tiled bathroom which offers a modern contemporary three piece suite and a modern walk in shower enclosure.

From the first floor landing is there is access to second floor which houses the master bedroom suite. The main bedroom has two Velux windows allowing for plenty of natural light, built in eaves storage cupboards and fitted wardrobes. There is direct access





to the en-suite bathroom which is fully tiled with a modern four piece suite and has windows overlooking the rear aspect.

Externally there is an attractive and low maintenance rear garden which is mainly paved with raised decorative shingle flowerbeds. There is a courtyard door offering direct access to the garage en bloc which is conveniently located directly at the rear of the property.

The garage has an up and over door with power and light with a parking space in front.

The front garden is well stocked with a variety of shrubs.



ENTRANCE HALL

7' 00" x 5' 4" (2.13m x 1.63m)

STUDY

12' 8" x 5' 3" (3.86m x 1.6m)

LOUNGE/DINER

23' 3" x 11' 11 Max" (7.09m x 3.63m)

KITCHEN

11' 10" x 8' 2" (3.61m x 2.49m)

LANDING

11' 00" x 4' 10 Max" (3.35m x 1.47m)

BEDROOM TWO

12' 00" x 10' 9 Max" (3.66m x 3.28m)

BEDROOM THREE

11' 11" x 8' 1 Mx" (3.63m x 2.46m)

FAMILY BATHROOM

7' 2" x 6' 11" (2.18m x 2.11m)

BEDROOM ONE/LOFT ROOM

11' 11" x 11' 2" (3.63m x 3.4m)

EN SUITE BATHROOM

11' 5" x 5' 2" (3.48m x 1.57m)

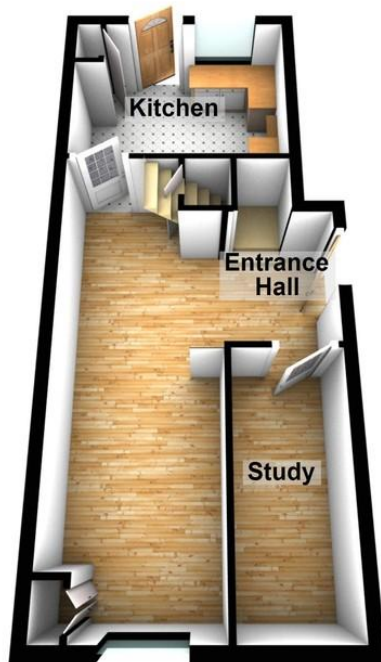
EXTERIOR

REAR GARDEN

GARAGE EN BLOC



Ground Floor



First Floor



Second Floor



Further parking in front of the garage

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus

Broadband and Speed - Virgin

Mobile Signal and Coverage - Three O2 Vodafone EE

Flood Risk - Very Low

CHARGES AND TENURE

Council Tax - Epping Forest District Council Band

Tenure - Freehold

TOTAL FLOOR AREA

102.3 Sq M

1101.1 Sq Ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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