

- VICTORIAN TERRACE
- TWO DOUBLE BEDROOMS
- THROUGH LOUNGE/DINER
- FIRST FLOOR BATHROOM

Rounton Road, Waltham Abbey, Essex, EN9 3AW

PRICE: £345,000 FREEHOLD

Victorian two bedroom terrace residence in a popular road, close to Larsens park, local shopping facilities, bus routes and schooling for all ages. Two double bedrooms. First floor bathroom. Through lounge and modern kitchen. Being offered chain free. REALISTICALLY PRICED





## Property Description

Rounton Road is a popular turning ideally located close to Larsens Park, local bus routes and offers easy access to both the historic town of Waltham Abbey and junction 26 of the M25.

This property is set in a Victorian terrace of similar type properties and is being offered to the market chain free.

The accommodation benefits from a good size through lounge with stairs ascending to the first floor. Access is granted to the fitted kitchen which presents with a good range of wall and base units with ample work surfaces incorporating a fitted oven with gas hob and stainless steel extractor over.

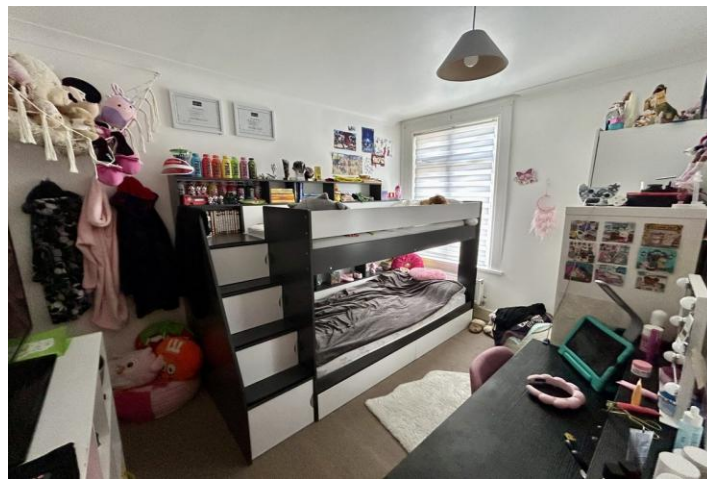
The first floor offers two double bedrooms with the main bedroom facing the front aspect and bedroom two facing the rear. There is large first floor bathroom which offers a white four piece suite including an independent shower cubicle, panelled bath, pedestal wash hand basin and low flush WC.

Externally there is an enclosed rear garden which extends to approximately 40' in length which presents with a patio area immediately at the rear with the remainder being laid to lawn.

The property is being offered chain free and is being offered to market at a realistic asking price and therefore early viewing is highly recommended.







## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE LOBBY

6' 9" x 2' 10" (2.06m x 0.86m)

### LOUNGE/DINER

25' 4" x 12' 2" (7.72m x 3.71m)

### KITCHEN

12' 10" x 7' 00" (3.91m x 2.13m)

### FIRST FLOOR LANDING

11' 6" x 3' 4" (3.51m x 1.02m)

### BEDROOM ONE

12' 2" x 11' 3" (3.71m x 3.43m)

### BEDROOM TWO

11' 1" x 8' 5" (3.38m x 2.57m)

### BATHROOM

13' 00" x 7' 1" (3.96m x 2.16m)

## EXTERIOR

### REAR GARDEN

### SMALL FRONT GARDEN

## CHARGES

Council Tax Epping Forest District Council Band C

## UTILITIES AND SUPPLIERS

Electricity – Mains – To be advised

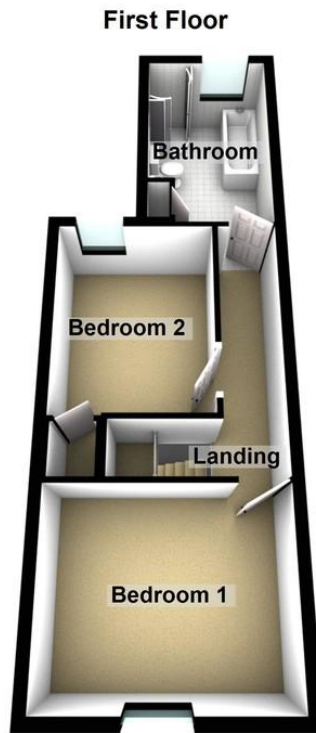
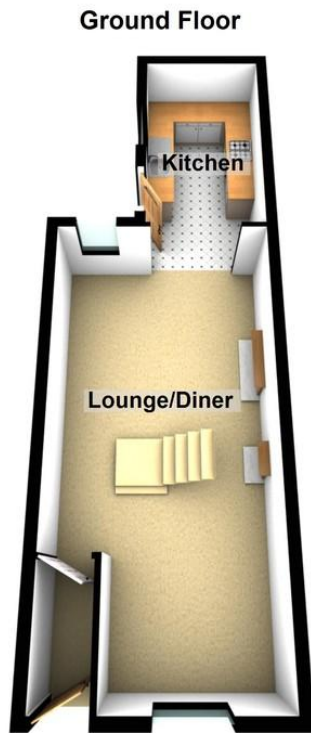
Water – Mains – To be Advised

Sewage – Mains –To be advised

Heating – Mains – To be advised

Broadband – To be advised

Mobile Signal and Coverage EE Vodafone Three O2



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 60 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 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