



- LARGE LIVING AREA
- FULLY FITTED KITCHEN
- THREE BEDROOMS
- MODERN BATHROOM

### Cullings Court, Waltham Abbey, EN9 3ED

PRICE: £375,000 FREEHOLD

EXTENDED three bedroom mid terrace property ideally located close to local shops, leisure facilities and schooling for all ages. Good presentation throughout with ground floor extension providing large living space. Modern bathroom, fully fitted kitchen, chain free.





## Property Description

Extended three bedroom mid-terrace property ideally located walking distance of local shops and schooling for all ages. Bus routes offer a regular service into both Waltham Cross or Epping and for the commuter the M25 intersection is within a short driving distance.

The property itself is set in a cul-de-sac of similar type housing and offers free road parking to the front aspect. This particular property has been subject to numerous bespoke improvements including a full width rear ground floor extension, replacement bathroom and 'Sharps' fitted wardrobes to the master bedroom.

Set on a traditional floorplan the accommodation offers entrance hall with three storage cupboards, one of which houses the central heating boiler. There is a fully fitted kitchen with an extensive range of wood effect wall and base units with integrated appliances which include washing machine, dishwasher, upright fridge/freezer and a full 'range' cooker with overhead extractor. A large lounge is set open plan to the dining area which offers two sets of patio doors onto the rear garden.



The first floor accommodation offers three bedrooms with the master bedroom having been recently fitted with a full range of 'Sharps' fitted wardrobes along one wall, there is a further double bedroom and a large single room with fitted wardrobes. A fully tiled bathroom with white bathroom suite completes the first floor accommodation.





Externally there is a manageable rear garden with a sunny South facing aspect which benefits from a patio area immediately at the rear and the remainder being laid to astro-turf with a rear pedestrian access.

There is a small front garden with low level brick retaining wall.

Other features include full gas central heating and double glazing. Being offered chain free early viewing is highly recommended.

#### **ACCOMMODATION IN BRIEF COMPRISES:**

##### **ENTRANCE HALL**

11' 10" x 8' 4" (3.61m x 2.54m)

##### **LOUNGE**

13' 8" x 12' 4" (4.17m x 3.76m)

##### **DINING AREA**

19' 9" x 9' 0" (6.02m x 2.74m)

##### **KITCHEN**

19' 5" x 6' 9" (5.92m x 2.06m)

##### **FIRST FLOOR LANDING**

##### **BEDROOM ONE**

12' 9" x 8' 7" (3.89m x 2.62m) Measurement up to fitted wardrobes

##### **BEDROOM TWO**

10' 2" x 8' 8" (3.1m x 2.64m)

##### **BEDROOM THREE**

11' 4" x 7' 0" (3.45m x 2.13m)



**BATHROOM**

8' 4" x 5' 7" (2.54m x 1.7m)

**EXTERIOR**

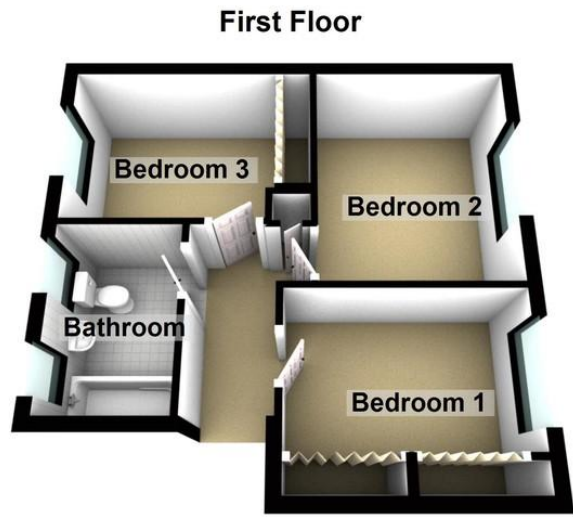
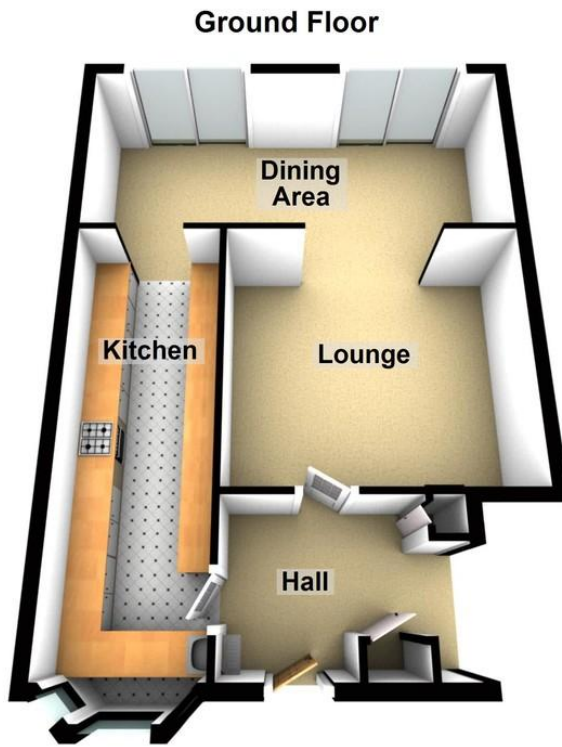
**REAR GARDEN**

**FRONT GARDEN**

**CHARGES**

Freehold Title

Council Tax - Band C within Epping Forest District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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