



- CHARACTER SEMI-DETACHED
- FIVE BEDROOMS
- TWO BATHROOMS
- GARAGE AND DRIVE

## Honey Lane, Waltham Abbey, EN9 3BS

CHARACTER VICTORIAN five bedroom semi-detached property with GARAGE and own drive. Set over three levels the property offers flexible living arrangements. Highly sought after location. Large through lounge. Good size kitchen. Master bedroom with en-suite. Ground floor cloakroom. CHAIN FREE

Offers In Region Of £599,995 Freehold



## Property Description

Honey Lane is a highly regarded location on the outskirts of Waltham Abbeys historic town centre. It is ideally located with easy access to junction 26 of the M25 with interconnections the M11 and A10 intersection. Local schools for all ages are within walking distance as are local shopping facilities and recreational gardens at Larsens Park.

The property itself is a highly sought after Victorian semi-detached property which has been extended into the loft space to create living accommodation over three floors.

There is a good size entrance hall which grants access to the large through lounge, fitted kitchen which leads onto the custom built conservatory and a useful ground floor WC.

The first floor offers three bedrooms and family bathroom. Additionally there is an open office space on the first floor which could be used as an office or removed to create a stunning feature first floor landing. The bathroom is a white suite with panelled bath and overhead shower, low flush WC and wash hand basin.

The top floor offers a large master suite with a spacious bedroom area and a personal en-suite bathroom. Additionally there is another bedroom or large dressing room, depending on the requirements of the new owners.

Externally there is a good size South facing rear garden that extends to approx. 70' in length (un-measured). The garden would benefit from re-seeding or a new lawn being laid, again subject to new owners requirements. The front of the property offers off road parking for two vehicles and grants access to the attached garage with up and over door.





Being offered chain free. Early viewing is highly recommended

**ACCOMMODATION IN BRIEF COMPRISES:**

**HALLWAY**

28' 10" x 3' 4" (8.79m x 1.02m)

**LOUNGE/DINER**

26' 7" x 12' 1 Max" (8.1m x 3.68m)

**KITCHEN**

12' 6" x 10' 9" (3.81m x 3.28m)

**CONSERVATORY**

11' 7" x 9' 4 Max" (3.53m x 2.84m)

**GUEST WC**

5' 6" x 2' 10" (1.68m x 0.86m)

**LANDING**

22' 00" x 5' 4" (6.71m x 1.63m)

**BEDROOM ONE**

14' 3 Max" x 10' 4" (4.34m x 3.15m)

**BEDROOM FOUR**

11' 10" x 10' 2" (3.61m x 3.1m)

**BEDROOM FIVE**

10' 10" x 6' 10" (3.3m x 2.08m)

**BATHROOM**

8' 7" x 6' 3" (2.62m x 1.91m)

**STUDY**

7' 7" x 5' 3" (2.31m x 1.6m)

**LANDING**

**BEDROOM ONE**

19' 8 Max" x 15' 10 Max" (5.99m x 4.83m)

**ENSUITE BATHROOM**

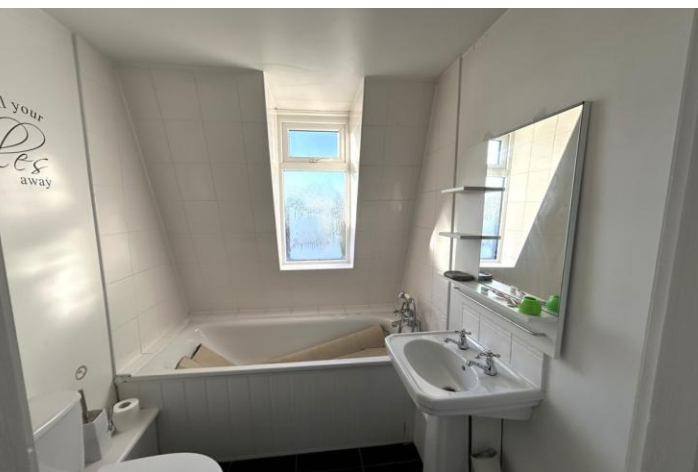
6' 2" x 54' (1.88m x 16.46m)

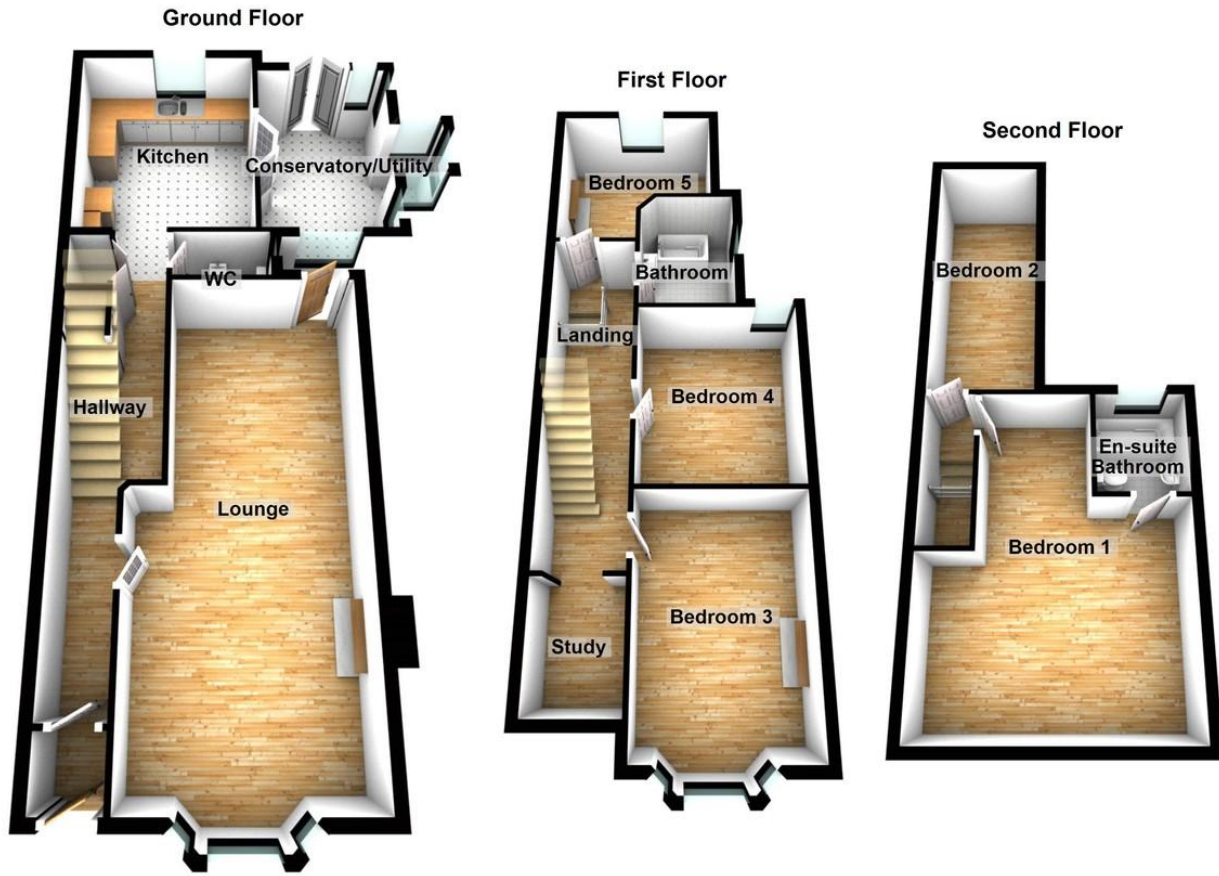
**BEDROOM TWO**

17' 00" x 6' 8" (5.18m x 2.03m)

**REAR GARDEN**

**ATTACHED GARAGE**





**CHARGES**

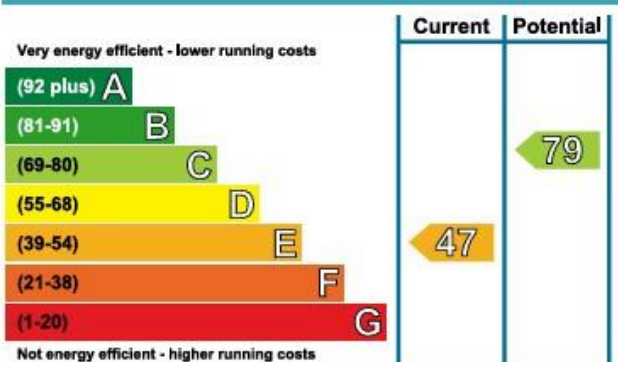
Council Tax Epping Forest District Council Band E  
 Tenure - Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains Octopus Energy  
 Water - Mains Thames Water  
 Sewage -Mains Thames Water  
 Heating - Octopus Energy  
 Broadband and Speed - Unknown (Property previously tenanted)  
 Mobile Signal and Coverage - Vodafone Three EE O2  
 Flood Risk - No Risk

**POINTS TO NOTE**

The vendor has disclosed that the conservatory is in need of repair/replacement and he is currently getting quotes for works to either repair or replace.



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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