



- EXTENDED SEMI-DETACHED PROPERTY
- 3 DOUBLE BEDROOMS
- 2 MODERN SHOWER ROOMS
- SPACIOUS LOUNGE/DINER

Rosebank, Waltham Abbey, EN9 3DE

PRICE: £560,000 Freehold

Immaculate EXTENDED semi-detached property which offers 3 double bedrooms and 2 shower rooms. Large ground floor living area with luxury high gloss kitchen and home office. Parking to front. Highly regarded location.



## Property Description

Rosebank is a highly regarded location directly off of Honey Lane which offers easy access to local schools for all ages and bus routes providing service to neighbouring towns of Waltham Cross and Loughton. Additionally junction 26 of the M25 is close by offering easy connections to both the M11 and A10 intersections.

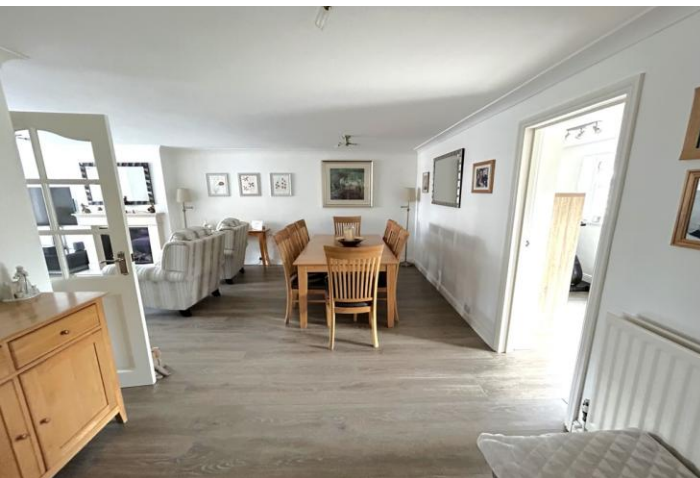
Waltham Abbey town centre which is approximately one mile away is an attractive medieval town with a bi-weekly market and acres of protected parkland within the grounds of the historic Abbey Church.

The property itself has been sympathetically extended by the current vendors to create an excellent home which provides all the desired features to suit today's modern family including two shower rooms, utility space and a home office.

The ground floor accommodation has been planned to create a modern open plan feel and offers a good size lounge diner extending to approx. 23' which leads onto the luxury high gloss kitchen with fitted appliances including an eye level double oven. The kitchen provides direct access to the rear garden via double doors which ensure that al fresco dining or entertaining during the summer months is easily managed.

In addition to this excellent living space there is a large home office/second reception room, a useful utility room with plumbing for washing machine and fitted cupboards and to complete the ground floor there is a modern fully tiled shower room.

The double story rear extension, whilst creating excellent ground floor space, has enabled the first floor to be well balanced with three double bedrooms and a modern





shower room .

Externally there is a well maintained rear garden with extended patio areas which have been professionally laid to briquette and the remainder is laid to lawn.

Parking for approximately two vehicles is provided to the front of the property .

Early viewing is highly recommended

**ACCOMMODATION IN BRIEF COMPRISES:**

**HALLWAY**

16' 6" x 6' 1" (5.03m x 1.85m)

**LOUNGE/DINER**

23' 2" x 19' 0" (7.06m x 5.79m)

**KITCHEN**

17' 7" x 7' 6" (5.36m x 2.29m)

**HOME OFFICE**

19' 0" x 7' 2" (5.79m x 2.18m)

**UTILITY ROOM**

7' 8 Max" x 7' 6 Max" (2.34m x 2.29m)

**GROUND FLOOR SHOWER ROOM**

6' 9" x 4' 2" (2.06m x 1.27m)

**STORAGE AREA**

8' 8" x 7' 7" (2.64m x 2.31m)



**FIRST FLOOR LANDING**

8' 4" x 5' 11" (2.54m x 1.8m)

**BEDROOM ONE**

12' 11" x 10' 7" (3.94m x 3.23m)

**BEDROOM TWO**

12' 7" x 9' 9 Max" (3.84m x 2.97m)

**BEDROOM THREE**

11' 9" x 8' 5" (3.58m x 2.57m)

**FIRST FLOOR SHOWER ROOM**

8' 4" x 4' 7" (2.54m x 1.4m)



**EXTERIOR**  
**REAR GARDEN**  
**OWN DRIVE**

**CHARGES**

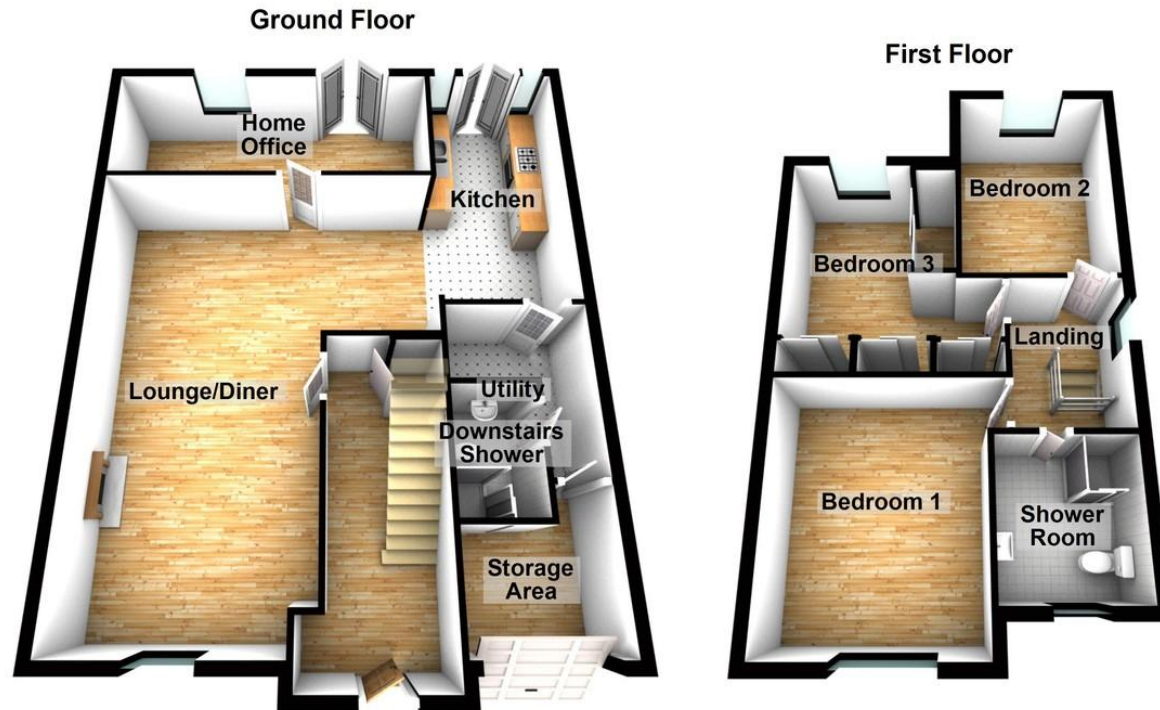
Council Tax Epping Forest District Council Band E  
Tenure Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains - British Gas  
Gas - Mains - British Gas  
Water - Mains - Thames Water  
Sewage - Thames Water  
Heating - Gas Central Heating  
Broadband - EE 145 MB  
Mobile Signal and coverage - EE 5G

Flood risk - noted as very low

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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