



- SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- LOUNGE/DINER
- KITCHEN

Cornmill Mews , Highbridge Street, Waltham Abbey, EN9 1DY

PRICE: £399,995 FREEHOLD

Located within a mews style setting a charming four bedroom weather boarded semi detached residence with a southerly facing rear garden overlooking Cornmill Stream, situated within the heart of the town centre. An internal viewing is strongly advised as the property is being offered CHAIN FREE.



Property Description

Cornmill Mews is situated just off Highbridge Street, being within a minute walk of the nearest shop and a few minutes walk of the historic Market Square with its bi-weekly market and variety of eateries.

The Lea Valley Regional Park and Olympic White Water Rafting centre are close by for those recreational activities.

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

The property is set over three levels, the ground floor accommodation comprises an entrance hall, with a guest WC and provides access to the kitchen and lounge.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and overlooks the front aspect.

The lounge/diner has a built in storage cupboard and overlooks the rear.

The first floor level comprises three bedrooms, the master having an En-suite WC, a fully tiled bathroom complete this level.

Bedroom four occupies the upper level.

The rear garden is all block paved with a feature brick built flower bed, side patio, picket fencing to rear overlooking Cornmill Stream.

Front exterior, small court yard style garden with white picket fencing and parking to side for one vehicle.





ACCOMMODATION IN BRIEF COMPRISES:

HALLWAY

13' 11" x 3' 4 Max" (4.24m x 1.02m)

LOUNGE/DINER

15' 9 Max" x 13' 3" (4.8m x 4.04m)

KITCHEN

13' 1" x 6' 11" (3.99m x 2.11m)

GUEST WC

6' 5" x 2' 10" (1.96m x 0.86m)

FIRST FLOOR LANDING

9' 2" x 6' 9" (2.79m x 2.06m)

BEDROOM ONE

13' 3" x 12' 4" (4.04m x 3.76m)

EN-SUITE WC

6' 3" x 2' 7" (1.91m x 0.79m)

BEDROOM TWO

9' 8" x 6' 3" (2.95m x 1.91m)

BEDROOM THREE

6' 8" x 6' 2" (2.03m x 1.88m)

BATHROOM

6' 2" x 6' 3" (1.88m x 1.91m)

BEDROOM FOUR/LOFT ROOM

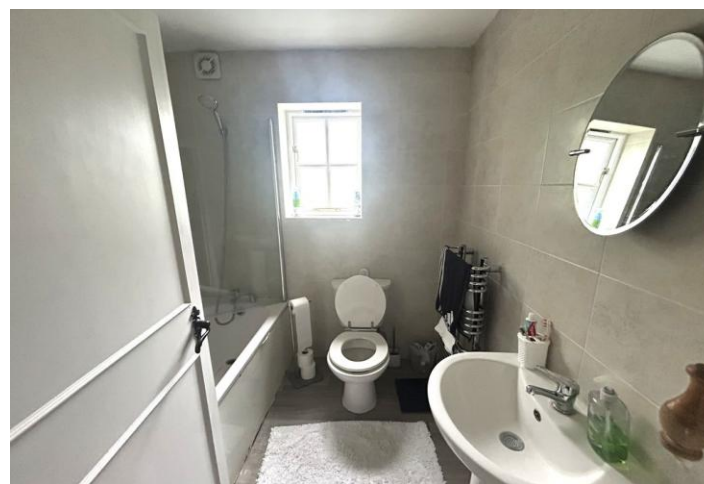
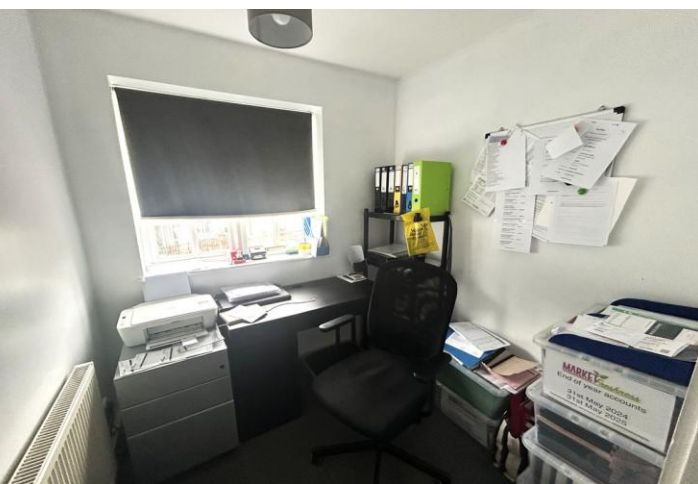
16' 10" x 13' 4" (5.13m x 4.06m)

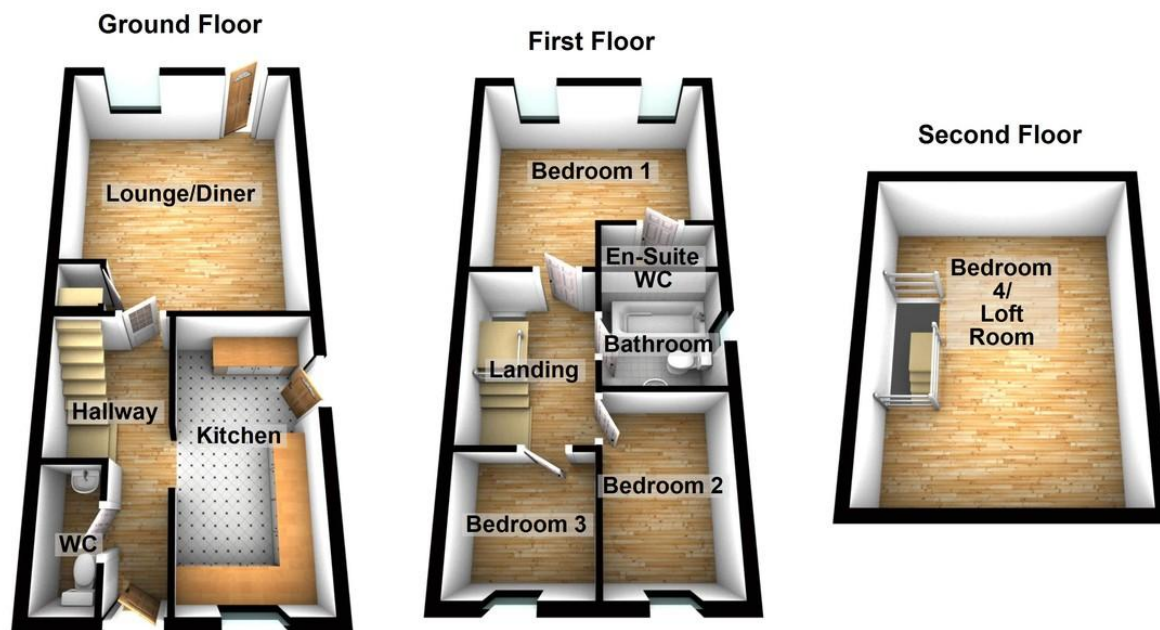
EXTERIOR

REAR GARDEN

PARKING FOR ONE VEHICLE

spaces five and six (from the wall) are guest parking





CHARGES

Council Tax Epping Forest District Council Band E

Tenure – Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains – Thames Water

Sewage – Mains – Thames Water

Heating - Gas Central Heating - EON

Broadband – Basic 15 Mbps Superfast 211 Mbps Ultrafast 1800 Mbps

Mobile Signal - Vodafone EE Three o2

Flood Risk - Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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 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