



**Peregrine Road, Waltham Abbey, EN9 3NQ**

**FOUR BEDROOM TWO BATHROOM** Detached property with guest WC and utility room. Good size kitchen/diner. Private rear garden, integral garage/study, off road parking. Well maintained throughout. Highly sought after location.

**PRICE: £595,000 FREEHOLD**





## Property Description

Peregrine Road is a spacious cul-de-sac on the highly sought after Abbeyfields development. The development is ideally located being within half a mile of the M25 intersection offering connections to both A10 and M11. Regular bus services offer connections to both Waltham Cross and Loughton for train services into London. Local schooling for all ages is close by and the historic 14th century town centre is within a five minute car drive.

This particular property is set amongst similar type housing and it has been well maintained during the current vendors ownership with bespoke improvements including replacement double glazing and a luxury en-suite wet room.

The ground floor accommodation offers a good size entrance hall with stairs ascending to the first floor. The entrance hall presents with Amtico wooden flooring which carries through into the rear of the property and the kitchen/diner. Accessed from the hall is the integral garage which has power and light connected. The current vendors



have utilised this space and have erected a temporary stud wall within the garage space to create a home office/work room. The front of the garage is still accessed via the up and over door and provides storage.

The rear of the ground floor expands into the kitchen/diner which is fitted with good range of wall and base units with roll top work surfaces incorporating a six ring gas burner. The open plan dining area provides double door access to the rear garden. To support this area there is a useful utility room with plumbing for washing machine and space for tumble dryer and a guest cloakroom/wc.

To complete the ground floor level there is a cosy lounge which overlooks the front of the property and benefits from a professionally installed wood-burner.



The first floor is well planned with four large bedrooms and two bathrooms. The master suite is an excellent space offering a large bedroom area with an adjacent dressing area with mirror fronted wardrobes which leads into the modern en-suite shower/wet room which is fully tiled with high gloss fittings.

Bedroom two faces the front of the property and benefits from a range of fitted wardrobe cupboards. Bedroom two and three are good size double rooms and overlook the rear of the property. These rooms are supported by the main family bathroom which is fully tiled and offers a white three piece suite with bath, pedestal wash hand basin and low flush WC.

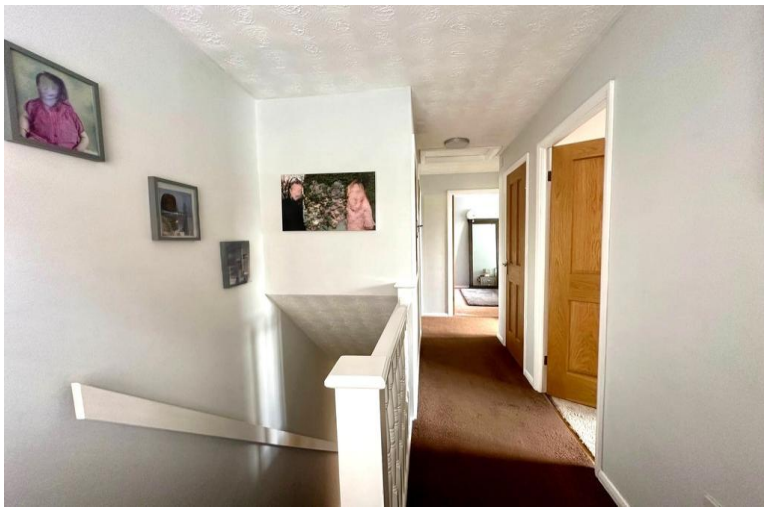


Externally there property is set on a good size plot with the rear garden offering a good degree of privacy. There is large deck immediately and the rear of the property and the remainder is predominately laid to lawn with side pedestrian access.

The front of the property offers a good degree of kerb appeal and offers a personal drive offering off road parking which has been professionally laid to block paving.



This property has been realistically priced and early viewing is highly recommended.



## ACCOMMODATION IN BRIEF COMPRISES:

### GROUND FLOOR

#### ENTRANCE PORCH

#### ENTRANCE HALL

12' 4" (3.76m)

#### LOUNGE

16' 4" x 12' 2" (4.98m x 3.71m)

#### KITCHEN/DINER

20' 6" x 10' 6" (6.25m x 3.2m)

#### UTILITY ROOM

6' 2" x 5' 0" (1.88m x 1.52m)

#### GUEST CLOAKROOM/WC

#### STUDY WITHIN INTEGRAL GARAGE

13' 5" x 8' 0" (4.09m x 2.44m)

#### STORAGE AREA WITHIN INTEGRAL GARAGE

8' 0" x 4' 2" (2.44m x 1.27m)



### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM AREA

13' 2" x 10' 10" (4.01m x 3.3m)

#### EN-SUITE DRESSING AREA

6' 11" x 4' 3" (2.11m x 1.3m)

#### EN-SUITE SHOWER ROOM

6' 5" x 5' 2" (1.96m x 1.57m)

#### BEDROOM TWO

11' 4" x 10' 3" (3.45m x 3.12m)

#### BEDROOM THREE

11' 6" x 7' 8" (3.51m x 2.34m)

#### BEDROOM FOUR

8' 8" x 7' 9" (2.64m x 2.36m)

#### FAMILY BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m)



### EXTERIOR

#### REAR GARDEN

#### PERSONAL DRIVE AND PARKING

#### INTEGRAL GARAGE





### **CHARGES AND TENURE**

Freehold Title

Council Tax Band F within Epping Forest District Council

### **UTILITIES AND SERVICES.**

Mains Gas and Electricity supplied by Eon

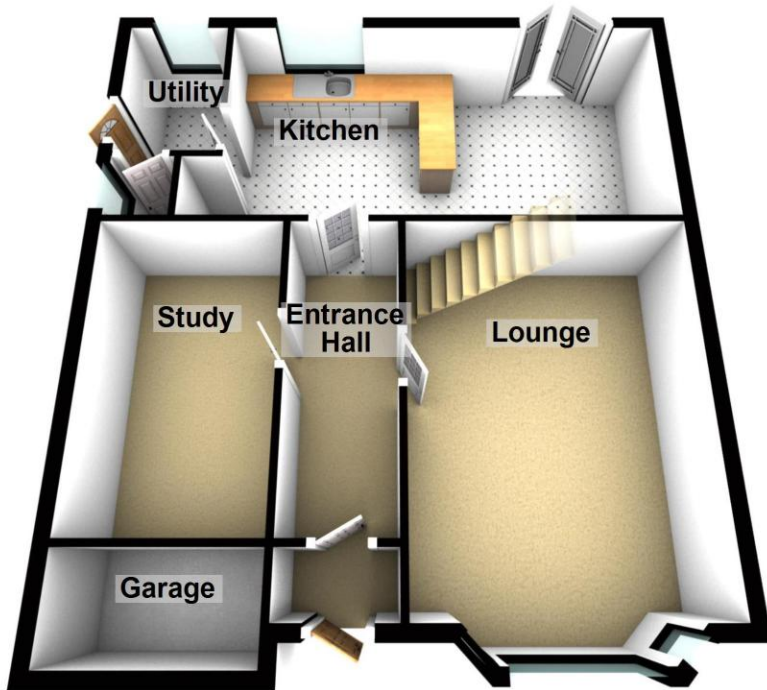
Mains Water and Sewage - Thames Water

Broadband - vendors currently with Sky

Mobile coverage - vendors currently with Tesco/EE



### Ground Floor



### First Floor



EPC ORDERED – TO FOLLOW

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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