



- END OF TERRACE HOUSE
- THREE BEDROOMS
- LARGE CORNER PLOT
- USEABLE LOFT SPACE

Buxton Road, Waltham Abbey, EN9 3PR

PRICE: £405,000 FREEHOLD

Situated on the Waltham Abbey/Upshire borders an opportunity to purchase this three bedroom end of terrace residence benefiting useable loft space and a large corner plot garden space. The property is within easy access of local schools and shopping facilities.



Property Description

Buxton road is residential turning situated on the Waltham Abbey/ Upshire border being within easy access of local schools, bus routes and local shopping facilities.

Junction 26 of the M25 motor way is within easy reach, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The property has been in the same ownership for approximately forty eight years and a real feature of the home is the good size rear garden with a corner plot.

Accommodation to the ground floor comprises an entrance porch, a generous size hall way providing access to the lounge and stairs leading to the first floor landing.

The lounge overlooks the rear garden providing access to the dining area with open plan access to kitchen with a range of fitted wall and base units with contrasting work surfaces.

The lean-to /utility is accessed from the dining area and leads to the rear garden.

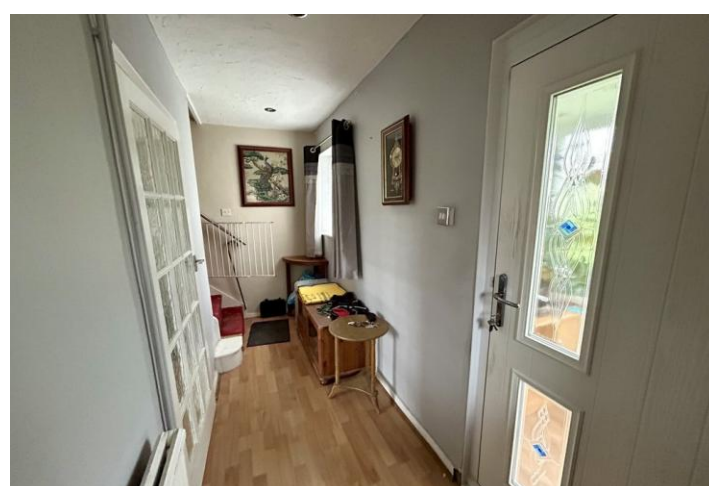
The first floor accommodation comprises three bedrooms two doubles and a good size single, bedrooms one and two overlook the front aspect, with bedroom three overlooking the rear.

Bedroom two provides access to the useable loft area.

A fully tiled bathroom and separate WC complete this level.

The rear garden is mainly laid to lawn with decorative





shingle and paved areas. Side pedestrian access.

PORCH
7' 4" x 3' 9 Max" (2.24m x 1.14m)

HALLWAY
15' 7" x 3' 10" (4.75m x 1.17m)

LOUNGE
12' 11" x 12' 2" (3.94m x 3.71m)

DINING AREA
12' 9" x 6' 7" (3.89m x 2.01m)

KITCHEN
9' 00" x 9' 4" (2.74m x 2.84m)

LEAN TO
6' 9" x 6' 8" (2.06m x 2.03m)

LANDING
9' 3" x 3' 1" (2.82m x 0.94m)

BEDROOM ONE
12' 3" x 10' 1" (3.73m x 3.07m)

BEDROOM TWO
11' 4" x 9' 5" (3.45m x 2.87m)

BEDROOM THREE
9' 00" x 6' 10" (2.74m x 2.08m)

BATHROOM
5' 9" x 7' 6" (1.75m x 2.29m)

SEPERATE WC

EXTERIOR

LARGE CORNER PLOT

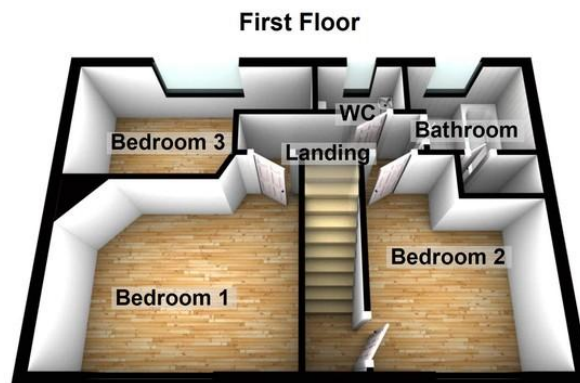
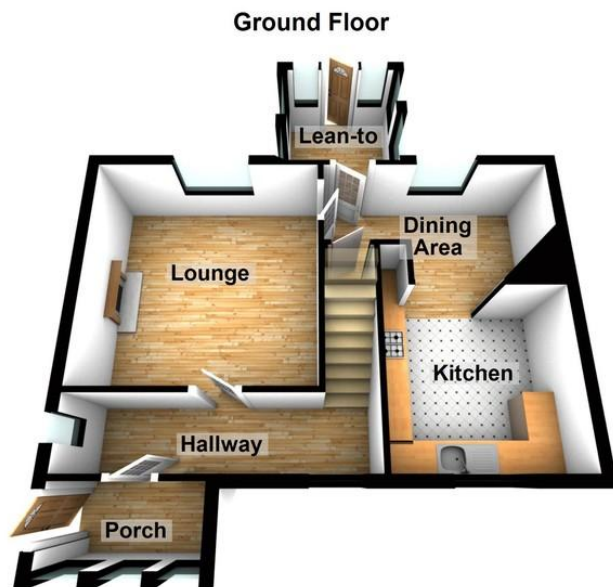
The property is set on a good size corner plot providing a large front side garden and generous rear garden.

CHARGES

Council Tax Epping Forest District Council Band D

Tenure - Freehold

UTILITIES AND SUPPLIERS



Electricity - Mains - Octopus Energy
 Water - Mains - Thames Water
 Sewage - Mains - Thames Water
 Heating - Gas Central Heating Octopus Energy
 Broadband - Virgin
 Mobile Signal and coverage - EE Vodafone Three O2
 Flood Risk - No Risk

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25 Market Square, Waltham Abbey,
 Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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