



- 40' X 20' PARK HOME
- RETIREMENT PARK
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS

### The Firs, Woodbine Close, Waltham Abbey, EN9 3RG

Situated in a cul-de-sac position on the popular Woodbine Park RETIREMENT PARK for persons aged 50 or over we offer this 40' x 20' Colorado park home. Two bedrooms, two bathrooms, high gloss fitted kitchen. Two double bedrooms. On plot parking. CASH PURCHASE ONLY

**PRICE:** Offers In Region Of £199,995.00 (Agreement regulated by the mobile homes act)





## Property Description

40' x 20' park home situated in a cul-de-sac position on the popular Woodbine Park Retirement Site for residents aged 50 or over.

Woodbine Park is an established residential, pet friendly park which is ideally located with easy access to the M35 intersection and only a short drive from both Waltham Abbey and Loughton town centre. Additionally there are local bus routes just outside the development.

The home itself was constructed in 2008 and is a Colorado model measuring 40' x 20'. The accommodation is well presented and offers a good size lounge open plan to a dining area. The kitchen is presented in high gloss and boasts fitted appliances including eye level oven, integrated fridge/freezer, washing machine and dishwasher.

There are two double bedrooms with the master bedroom being supported by a personal en-suite shower room and walk in wardrobe.

Externally there is a personal garden which surrounds the unit and additionally this home offers TWO PERSONAL ON PLOT parking spaces.

Other features include full LPG gas central heating, double glazing. The vendors have made some luxury improvements to include air conditioning to the lounge and bedroom and attractive ornate sun canopies to the exterior elevations.

Being offered chain free. Viewing is highly recommended





## ACCOMMODATION IN BRIEF COMPRISES:

### L SHAPED ENTRANCE HALL

9' 0" x 3' 9" (2.74m x 1.14m)

### LOUNGE

18' 8" x 10' 7" (5.69m x 3.23m)

### DINING AREA

9' 3" x 7' 8" (2.82m x 2.34m)

### HIGH GLOSS FITTED KITCHEN

13' 0" x 8' 2" (3.96m x 2.49m)

### MASTER BEDROOM

12' 5" x 9' 8" (3.78m x 2.95m)

### EN-SUITE SHOWER ROOM

5' 5" x 5' 3" (1.65m x 1.6m)

### WALK IN WARDROBE

5' 5" x 4' 0" (1.65m x 1.22m)

### BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)

### EXTERIOR

Gardens surround the unit

### PARKING

Two on plot parking spaces

### CHARGES

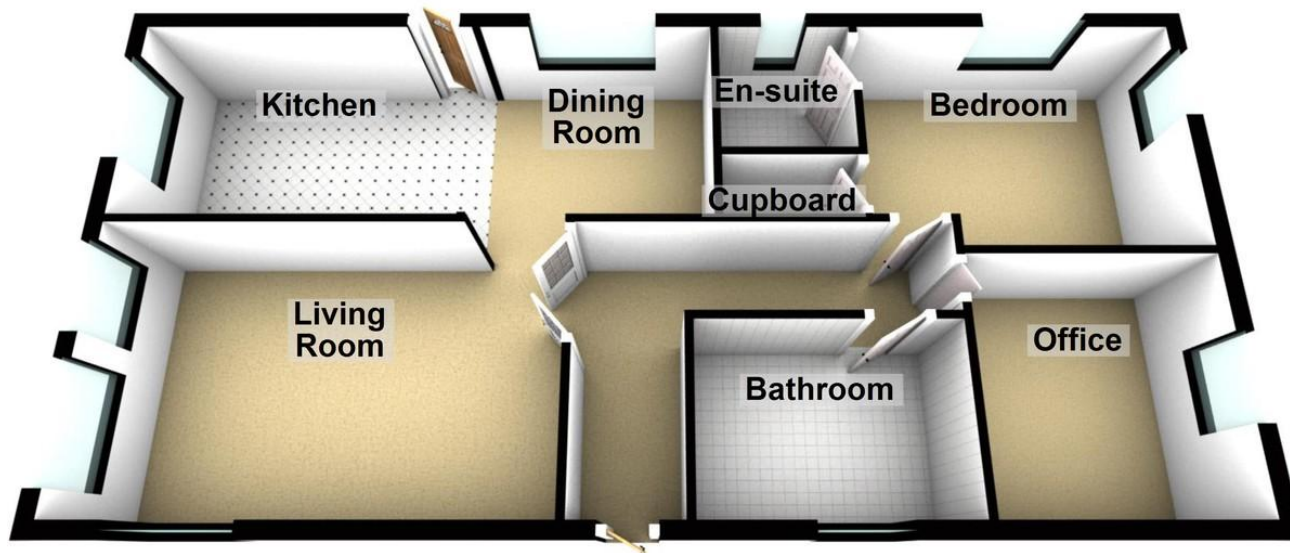
Ground rent: £269.34

Council Tax: Band A within Epping Forest





## Ground Floor



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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