



- SEMI DETACHED HOUSE
- FIVE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- LOUNGE

Honey Lane, Waltham Abbey, EN9 3AX

£699,995 Freehold

CHAIN FREE Extended and deceptively spacious 5 bedroom 3 bathroom semi detached with good size rear garden and ample parking. Fabulous kitchen/diner to rear aspect. Highly regarded location with easy access of the M25 motorway and walk to schools for all ages. Flexible accommodation to suit many family dynamics. Ready to move.



Property Description

Ideally located on the highly sought after Honey Lane we are delighted to offer this large five bedroom semi-detached property. Honey Lane offers convenience for the commuter providing easy access to the M25 intersection and M11, with bus routes to the neighbouring towns of Epping and Loughton for the Central Line station into London or the BR line at Waltham Cross into Liverpool Street or onwards towards Stansted Airport.

The garden has a peaceful outlook onto trees in the summer and in the winter has distant views across Upshire and High Beach. Lea Valley Park nearby provides ample opportunities for cycling and outdoor recreation.

Additionally there are well regarded local schooling for all ages within walking distance and the newly constructed high tech leisure centre, gym and swimming pool is within a 10 minute walk which is supported by local shopping facilities for day to day needs.

The property itself is set well back from the main highway which affords a large frontage providing off road parking for several vehicles.

The current vendors have developed the property during their ownership to provide an excellent family home with useable social areas and the property now offers flexibility in the accommodation to suit any family dynamic.

The ground floor offers a large entrance hall which provides core access to the remainder of the ground floor accommodation. There is a ground floor guest bedroom with personal en-suite which naturally offers a variety of uses as a home office/treatment room if the bedroom is





not required. A real feature of the property is the stunning kitchen/diner which encompasses the full back of the house and the ground floor extension ensures that the space is well balanced. The kitchen is well fitted with an extensive range of white wall and base units with contrasting work surface and there is ample space for a lounge area and formal dining area. Utilities are available in the separate utility room.

The first floor is on a traditional floor plan with three double bedrooms and a good size single bedroom. The master bedrooms boasts an en-suite shower room and additionally there is a separate family bathroom with white suite.

Externally the mature rear garden extends to approx. 75' in depth and is predominately laid to lawn Summer House and a large family patio area immediately at the rear.

Viewing is highly recommended as the property is being offered chain free.



PORCH

5' 11" x 3' 6" (1.8m x 1.07m)

HALLWAY

17' 4" x 5' 7" (5.28m x 1.7m)

LOUNGE

15' 3" x 10' 11" (4.65m x 3.33m)

KITCHEN/DINER

24' 2 Max" x 23' 3 Max" (7.37m x 7.09m)

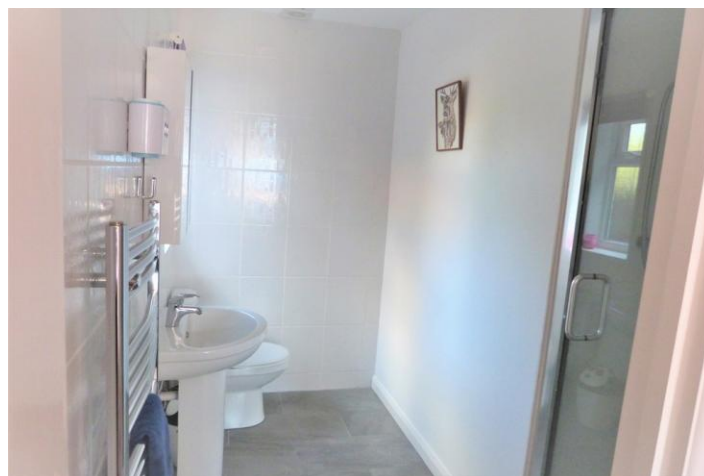
UTILITY ROOM

11' 00" x 9' 3" (3.35m x 2.82m)

BEDROOM FIVE

12' 11" x 6' 8" (3.94m x 2.03m)

ENSUITE WC





LANDING

BEDROOM ONE

14' 6" x 12' 3" (4.42m x 3.73m)

EN-SUITE SHOWER

6' 7" x 3' 9" (2.01m x 1.14m)

BEDROOM TWO

15' 3" x 9' 9" (4.65m x 2.97m)

BEDROOM THREE

10' 10" x 10' 9" (3.3m x 3.28m)

BEDROOM FOUR

13' 5" x 5' 11" (4.09m x 1.8m)

FAMILY BATHROOM

7' 3 Max" x 6' 8" (2.21m x 2.03m)

REAR GARDEN

AMPLE OFF STREET PARKING

Charges

Council Tax Epping Forest District Council Band E

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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