



- TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS
- KITCHEN

Swanfield Road, Waltham Cross, EN8 7JS

PRICE: £330,000 FREEHOLD

Being within walking distance of two mainline BR stations and the town centre, an opportunity to purchase this three bedroom terrace residence being in need of updating. The property is being offered on a chain free basis.



Property Description

Swanfield Road is a residential turning ideally situated for the modern town centre and pavilion at Waltham Cross which offers a variety of shops, eateries and service shops. A real feature of the location is its walking proximity to two mainline BR stations for direct access into central London and beyond.

Junction 25 of the M25 motorway and the A10 intersection are within easy reach.

The property itself is a Victorian terrace set to a traditional floorplan and has been in the same ownership for a number of years. The property requires updating and would suit those looking to make improvements to a property.

The accommodation to the ground floor comprises two reception rooms. Additionally there is a fitted kitchen with a range of wall and base units and contrasting work surfaces. The kitchen grants access to the ground floor bathroom which is part tiled with a three piece suite.

The accommodation to the first floor comprises three bedrooms. Bedroom one overlooks the front aspect with bedrooms two and three overlooking the rear aspect.

Externally the rear garden is mainly laid to lawn with wooden fencing and rear pedestrian access.

Our seller is motivated to sell and as such early viewing, subject to tenant access, is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE LOBBY

RECEPTION ONE

10' 5" x 10' 6" (3.18m x 3.2m)

RECEPTION TWO

13' 8" x 11' 4" (4.17m x 3.45m)

KITCHEN

11' 3" x 7' 00" (3.43m x 2.13m)

LOBBY AREA

2' 7" x 2' 9" (0.79m x 0.84m)

GROUND FLOOR BATHROOM

8' 1 Max" x 6' 8" (2.46m x 2.03m)

FIRST FLOOR LANDING

6' 11" x 2' 6" (2.11m x 0.76m)

BEDROOM ONE

10' 6" x 10' 7" (3.2m x 3.23m)

BEDROOM TWO

11' 4" x 6' 7" (3.45m x 2.01m)

BEDROOM THREE

8' 00" x 6' 7" (2.44m x 2.01m)

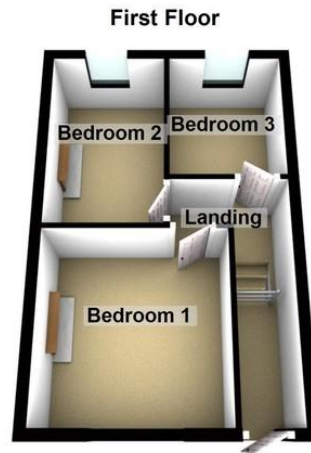
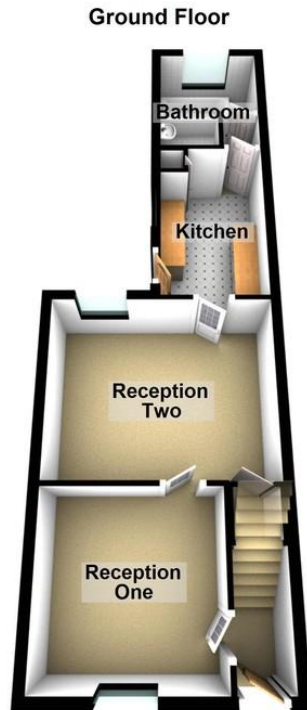
EXTERIOR

REAR GARDEN

CHARGES

Council Tax - Epping Forest District Council Band C

Tenure Freehold



UTILITIES AND SUPPLIERS

Services available note below- but supplied to tenant so specific details not available

Electricity

Water

Sewage

Heating

Broadband

Mobile Signal and Coverage

POINTS TO NOTE

The property is currently tenanted and notice has been given for them to vacate with the notice expiring 28th April 2025. The tenants would be happy to remain if an investor/ professional landlord secures the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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