



- SEMI-DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- GROUND FLOOR OFFICE/GUEST BEDROOM
- TWO BATHROOMS

Valley Close, Waltham Abbey, EN9 2DU

PRICE: £495,000 FREEHOLD

Three double bedroom, two bathroom semi detached property in a highly regarded location. Ground floor office/guest bedroom with en-suite shower room. Off road parking. Large living area with rear extension providing dining area. Enclosed rear garden. CHAIN FREE



Property Description

Valley close is a highly regarded location on the outskirts of Waltham Abbey town centre being ideally located for access to the historic protected parkland of Lee Valley regional park. The 14th century town centre is within a 10 minute walk and offers comprehensive shopping facilities for day to day needs and still offers a bi-weekly market.

The property itself is a good size semi-detached property which has been extended to the rear and the integral garage has been developed over the years to provide a ground floor bedroom/home office with en-suite shower room. This naturally offers a variety of uses depending on purchaser requirements.

The kitchen presents with a range of light oak effect wall and base units with extensive work surfaces incorporating a breakfast bar, fitted oven and gas hob. From the kitchen there is access to the ground floor bedroom and en-suite shower room.

At the rear of the ground floor there is a large lounge extending to approx. 19' and additionally a ground floor rear extension creating a useful dining area.

The first floor is well proportioned with a good size master bedroom which benefits from an extensive range of fitted wardrobe cupboards. Bedroom two and three both carry a double bed and these are supported by the modern bathroom which presents with a white suite.

Externally there is off road parking for two cars to the front aspect. The rear garden is well maintained and presents with a large timber sun deck with the remainder being laid to lawn with well stocked flower and shrub borders.





Property in this location and this style are highly sought after and therefore early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

4' 10" x 4' 8" (1.47m x 1.42m)

KITCHEN/BREAKFAST ROOM

12' 0" x 10' 3" (3.66m x 3.12m)

BEDROOM FOUR/OFFICE

12' 7" x 7' 9" (3.84m x 2.36m)

EN-SUITE SHOWER ROOM

LOUNGE/DINER

21' 0" x 18' 7" (6.4m x 5.66m) Dining area measures independently 10'2 x 8'6

FIRST FLOOR LANDING

BEDROOM ONE

16' 2" x 8' 2" (4.93m x 2.49m)

BEDROOM TWO

9' 5" x 9' 2" (2.87m x 2.79m)

BEDROOM THREE

8' 8" x 8' 2" (2.64m x 2.49m)

FAMILY BATHROOM

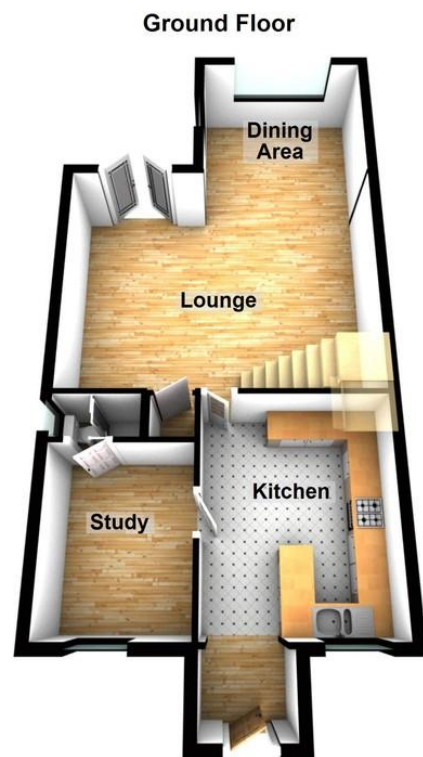
8' 10" x 7' 7" (2.69m x 2.31m)

EXTERIOR

REAR GARDEN

OFF ROAD PARKING





CHARGES AND TENURE

Freehold Title

Council Tax - Band D within Epping Forest

UTILITIES AND SUPPLIERS

Electricity & Gas Mains supply - Scottish Power

Water Mains Thames Water

Sewage Mains Thames Water

Broadband - Virgin

Mobile Signal and coverage - Currently with BT

Flood Risk - Very Low

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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 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