



- COMPLETELY REFURBISHED
- THREE BEDROOMS
- KITCHEN/DINER
- GROUND FLOOR WC

### Aldersgrove, Waltham Abbey, EN9 1TU

COMPLETELY REFURBISHED TO AN EXCELLENT STANDARD. Three bedroom terraced property located close to local shops, bus routes and schooling for all ages. New kitchen/diner, ground floor WC, four piece first floor bathroom, South facing rear garden. CHAIN FREE. Early viewing highly recommended.

PRICE: £340,000 FREEHOLD \*



## Property Description

Aldersgrove is situated on the Roundhills development being within easy access of local shopping facilities, schooling for ages and bus routes to neighbouring towns. The historic town centre with its bi-weekly market and picturesque Waltham Abbey church and gardens are within a 20 minute walk.

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

The property has been completely refurbished to an excellent standard to include new kitchen, bathroom and guest WC. There has been complete redecoration throughout and new flooring.

The accommodation is set on the original floorplan and offers an entrance lobby providing access to the hallway and storage area which can have the potential to be utilised to create a utility room or home office.

The generous size hallway has stairs leading to the first floor level and provides access to the remainder of the accommodation.

The useful ground floor guest WC is part tiled with a close coupled WC, wash hand basin and built in cabinet. There is a dual aspect lounge which overlooks the front and rear aspects respectively.

The newly installed kitchen/diner extends to a generous 18' in length and offers a range of fitted wall and base units with contrasting work surfaces, built in oven and hob. There is direct access to the South facing rear garden.





The first floor accommodation comprises a landing with a built in cupboard, and providing access to the bedrooms and bathroom.

All bedrooms face the rear aspect with bedrooms one and two being doubles and bedroom three a single. These are supported by the refitted bathroom which presents with a modern white four piece suite.

The rear garden which is south facing is mainly shingle with lawn areas and timber fencing.

#### **ACCOMMODATION IN BRIEF COMPRISES:**

##### **ENTRANCE HALL**

8' 9" x 4' 5" (2.67m x 1.35m)

##### **HALLWAY**

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

##### **LOUNGE**

15' 2" x 11' 11" (4.62m x 3.63m)

##### **KITCHEN/DINER**

18' 00" x 8' 10" (5.49m x 2.69m)

##### **GUEST WC**

5' 4" x 3' 8Max" (1.63m x 1.12m)

##### **STORAGE AREA**

9' 00" x 5' 11" (2.74m x 1.8m)

##### **FIRST FLOOR LANDING**

11' 10" x 6' 00" (3.61m x 1.83m)

##### **BEDROOM ONE**

15' 2" x 8' 11" (4.62m x 2.72m)

##### **BEDROOM TWO**

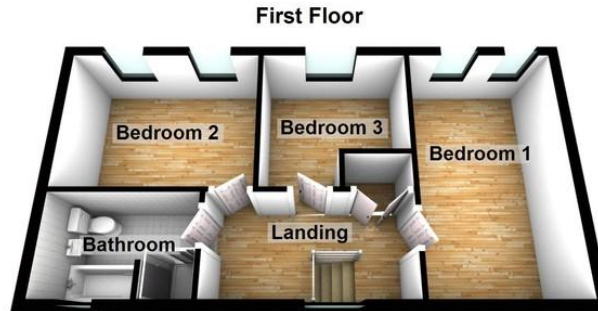
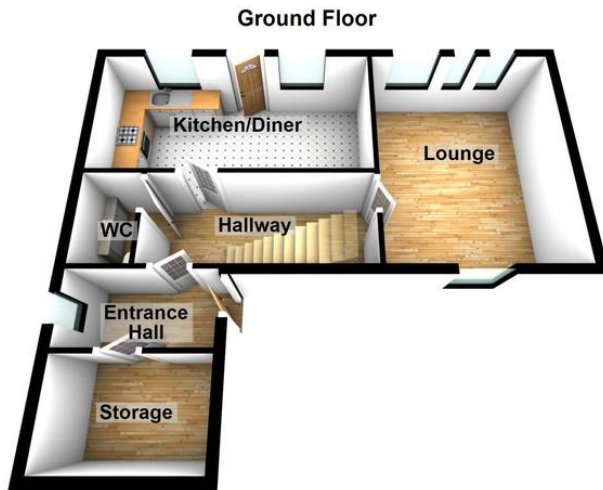
11' 10" x 8' 11" (3.61m x 2.72m)

##### **BEDROOM THREE**

8' 11" x 8' 10" (2.72m x 2.69m)

##### **BATHROOM**

7' 7" x 6' 00" (2.31m x 1.83m)



**EXTERIOR**  
**REAR GARDEN**

**UTILITIES AND SUPPLIERS**

Electricity - Mains - British Gas  
 Water - Mains - Thames Water  
 Sewage - Mains - Thames Water  
 Heating - Gas Central Heating - British Gas  
 Broadband - Basic, Superfast, Ultrafast all available  
 Mobile Signal and coverage EE Vodafone Three O2  
 Flood risk - Very Low

**CHARGES**

Council Tax - Epping Forest District Council Band C  
 Tenure – Freehold

**\*POINTS TO NOTE**

Interested parties must note that the property is a concrete construction and as such should take financial/mortgage advice prior to making a formal offer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto: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