



- TERRACE HOUSE
- TWO BEDROOMS
- THROUGH LOUNGE
- FITTED KITCHEN

Audley Gardens, Waltham Abbey, EN9 1RT

£415,000 FREEHOLD

Situated within a popular cul de sac an opportunity to purchase this spacious two bedroom terrace residence with lengthy rear garden and off street parking. The property is within walking distance of the town centre and Townmead recreational park. An internal viewing is strongly recommended.



Property Description

Audley Gardens is a quiet cul de sac being within walking distance of the town centre with its historic market square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market.

Townmead recreational park and the picturesque Abbey Gardens are close by for recreational activities.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and Junction 26 of the M25 motorway is within easy access for connection to the A10 and M11 motorway.

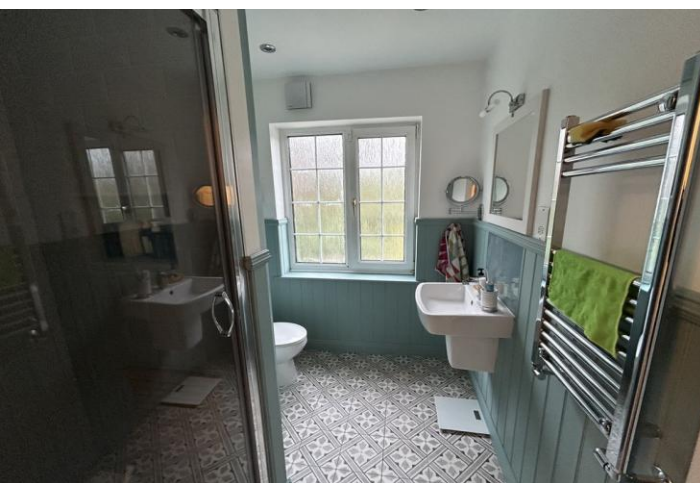
The property is well presented and has undergone significant improvement during the current vendors ownership.

The accommodation to the ground floor comprises an entrance porch leading to an entrance lobby with stairs leading to the first floor level. There is access to the through lounge/diner which presents with laminate flooring, and features a bay window to the front aspect and there is an attractive ornamental feature fireplace.

The kitchen/breakfast room is accessed from the lounge and presents with a range of white high gloss fitted wall and base units with contrasting work surfaces, built in oven and hob, space for a slimline dishwasher. There is a double glazed door which provides access to the lengthy rear garden.

A guest WC and storage area, accessed from the lounge complete this level.

Accommodation to the first floor comprises a landing, two





double bedrooms, bedroom one has a range of fitted wardrobes and overlooks the front aspect, with bedroom two overlooking the rear.

A modern shower room with wood panelling, shower cubicle, vanity wash hand basin and close coupled WC complete this level.

Externally there is a generous size rear garden with a paved stone patio area with brick built slower and shrub beds with the remainder being laid to lawn.



The front of the property offers a block paved drive with parking for one vehicle.

PORCH

4' 4" x 4' 7" (1.32m x 1.4m)

LOUNGE/DINER

22' 5" x 12' 6" (6.83m x 3.81m)

KITCHEN/BREAKFAST ROOM

14' 7" x 9' 1" (4.44m x 2.77m)

GUEST WC

3' 10" x 2' 9" (1.17m x 0.84m)

LANDING

6' 1" x 2' 9" (1.85m x 0.84m)

BEDROOM ONE

11' 10" x 10' 5" (3.61m x 3.18m)

BEDROOM TWO

10' 2" x 9' 4" (3.1m x 2.84m)

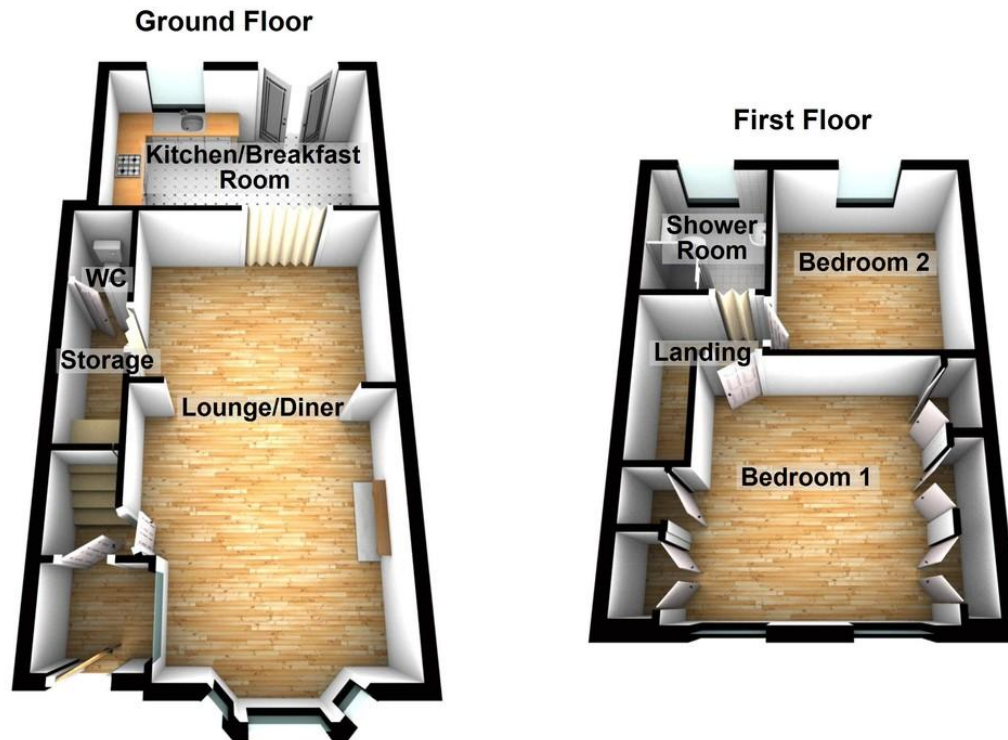
SHOWER ROOM

7' 00" x 6' 00" (2.13m x 1.83m)

REAR GARDEN



OWN DRIVE



CHARGES

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity Mains British Gas

Water Mains Thames Water

Sewage Mains Thames Water

Heating Gas Central Heating British Gas

Broadband - Virgin

Mobile Signal and coverage EE Vodafone Three O2

Flood Risk No risk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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