



- EXTENDED SEMI DETACHED HOUSE
- FOUR BEDROOMS
- TWO SHOWER ROOMS
- TWO RECEPTIONS

Roundhills, Waltham Abbey, EN9 1TF

Benefiting from a **DOUBLE STOREY SIDE EXTENSION** we offer this spacious four bedroom semi detached family home benefiting from an en suite shower, ground floor WC and **GARAGE WITH DRIVE**. Centrally located easy access to M25 and local shopping facilities.

Offers In Region Of £452,000 Freehold



Property Description

Roundhills is an established development ideally located with easy access to the M25 intersection but offering local shops for day to day needs. More comprehensive shopping is available in the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries.

For the commuter Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The property has the benefit of a double storey side extension which has created a large family home and the accommodation in brief comprises:

Welcome entrance hall which grants access to both the lounge and guest WC.

The lounge is light and airy, overlooking the front aspect and provides access to the kitchen and dining room.

A generous size kitchen dual aspect kitchen provides direct access to the rear garden and is presented with a range of fitted high gloss cream wall and base units with contrasting timber work surfaces and breakfast bar.

The spacious dining room has laminated flooring with French doors providing direct access to the rear garden.

On the first floor the master bedroom has a range of fitted wardrobes with overhead cupboards, overlooking the front aspect and providing access to the En suite with a shower enclosure wash hand basin and WC, fully tiled walls and window to the rear aspect.





Bedrooms two and four overlook the front aspect, whilst bedroom three overlooks the rear aspect.

A fully tiled shower room complete this level.

Externally there is an enclosed rear garden which comprises a paved patio area with steps leading to a raised lawn bordered with a selection of flowers and shrubs. There is side pedestrian access.

The front garden is mainly laid to lawn with a variety of shrubs. Additionally there is a GARAGE AND OWN DRIVE whereby the garage has an up and over door and power and light connected.

This is a large family home and viewing is highly recommended

ENTRANCE HALL

6' 00" x 3' 1" (1.83m x 0.94m)

GUEST WC

3' 7" x 2' 5" (1.09m x 0.74m)

LOUNGE

15' 11" x 14' 3" (4.85m x 4.34m)

DINING ROOM

15' 10" x 8' 5" (4.83m x 2.57m)

KITCHEN

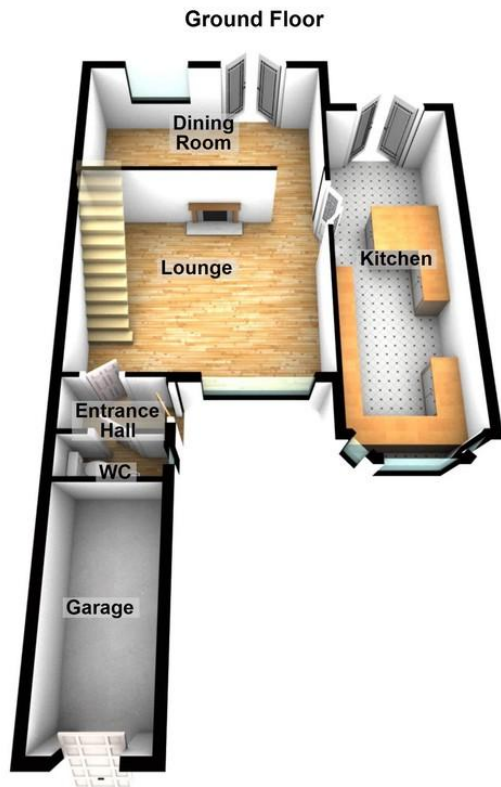
22' 8" x 8' 1" (6.91m x 2.46m)

LANDING

ENSUITE SHOWER

7' 4 Max" x 6' 4" (2.24m x 1.93m)

BEDROOM ONE



17' 6 Max" x 8' 1" (5.33m x 2.46m)

BEDROOM TWO

8' 10" x 8' 9" (2.69m x 2.67m)

BEDROOM THREE

9' 4 Max" x 8' 7" (2.84m x 2.62m)

BEDROOM FOUR

8' 10" x 6' 10" (2.69m x 2.08m)

SHOWER ROOM

6' 7" x 4' 8" (2.01m x 1.42m)

REAR GARDEN

GARAGE AND DRIVE

CHARGES

Council Tax Epping Forest District Council Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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