



- EXTENDED DETACHED PROPERTY
- EXTENDED AT REAR
- FABULOUS KITCHEN/DINER
- TWO BATHROOMS

## Powdermill Mews, Waltham Abbey, EN9 1JG

(Offers in excess of) £545,000 FREEHOLD

Situated on the popular Powdermill development within a mews style a unique opportunity to purchase this extended and well presented three bedroom DETACHED PROPERTY with GARAGE. Ideally located walking distance of the town centre and adjacent to Cornmill meadow. Highly sought after location. Internal viewing strongly recommended.



## Property Description

Powdermill Mews is a quiet cul de sac situated on the popular Powdermill development 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.

Waltham Cross mainline BR station is approximately within 1 mile for direct access into central London and beyond.

Lee Valley Regional Park and the Olympic White Water rafting centre are within easy access for recreational activities.

The property has been in the same ownership since new and has undergone major refurbishment which includes a full width extension with underfloor heating, creating a wonderful kitchen/diner with bi-fold doors on to the rear garden, utility area, ground floor shower room and study.

Accommodation to the ground floor comprises an entrance lobby with stairs leading to the first floor landing and door leading to the lounge. The lounge presents with luxury vinyl Karndean flooring throughout providing open plan access to the spacious kitchen/diner with a range of white high gloss fitted wall and base units with contrasting Quartz work surfaces and integrated appliances and additionally the useful utility cupboard. Bi-folding doors leading to the South facing rear garden flood the kitchen with natural light in the mornings.

The study which is accessed from the lounge has double glazed French doors with Juliet balcony to the front, built in storage cupboard and provides access to the ground floor shower room with walk in shower enclosure, vanity wash hand basin and close coupled WC.

Accommodation to the first floor comprises a landing providing access to the bedrooms and bathroom.

Bedroom one has fitted wardrobes and a built in cupboard and





overlooks the rear aspect. Bedrooms two and three overlook the rear and front aspects respectively. A fully tiled bathroom with a modern three piece suite complete this level.

The rear garden comprises a paved stone patio, lawn area with flower bed borders and rear patio, side pedestrian access.

The front garden offers a tidy lawn area with flower bed

The garage has power and light, is en-bloc directly in front of the property and there is further parking for approx. 3 vehicles.



#### **ENTRANCE LOBBY**

4' 1" x 5' 00" (1.24m x 1.52m)

#### **LOUNGE**

14' 5" x 11' 6" (4.39m x 3.51m)

#### **KITCHEN/DINER**

24' 2" x 13' 11" (7.37m x 4.24m)

#### **STUDY**

10' 2" x 7' 10" (3.1m x 2.39m)

#### **SHOWER ROOM**

10' 1" x 2' 11" (3.07m x 0.89m)

#### **UTILITY CUPBOARD**

10' 00" x 3' 4" (3.05m x 1.02m)

#### **LANDING**

8' 4" x 7' 7" (2.54m x 2.31m)

#### **BEDROOM ONE**

12' 4" x 8' 5" (3.76m x 2.57m)

#### **BEDROOM TWO**

9' 4" x 7' 00" (2.84m x 2.13m)

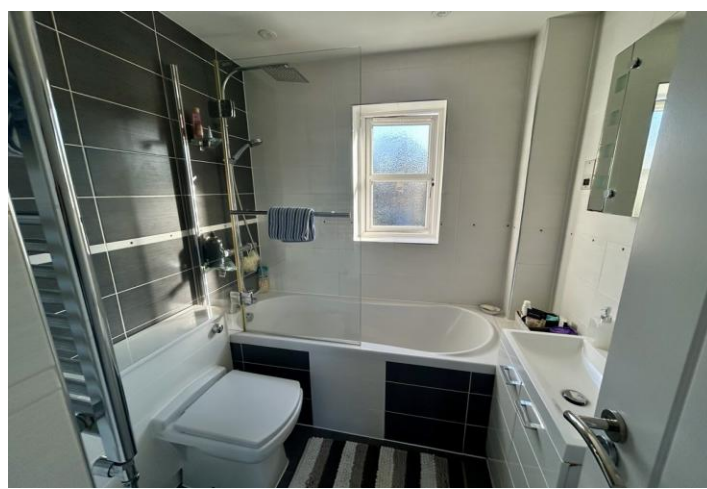
#### **BEDROOM THREE**

7' 8" x 7' 8" (2.34m x 2.34m)

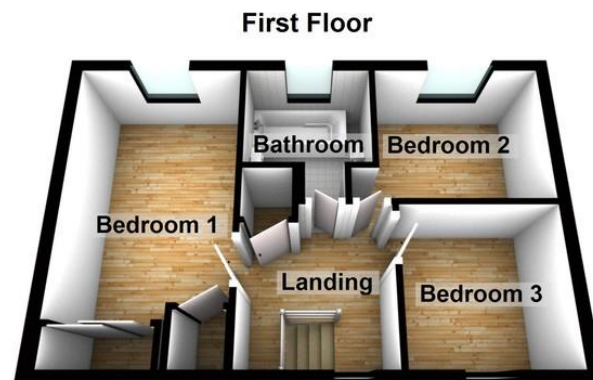
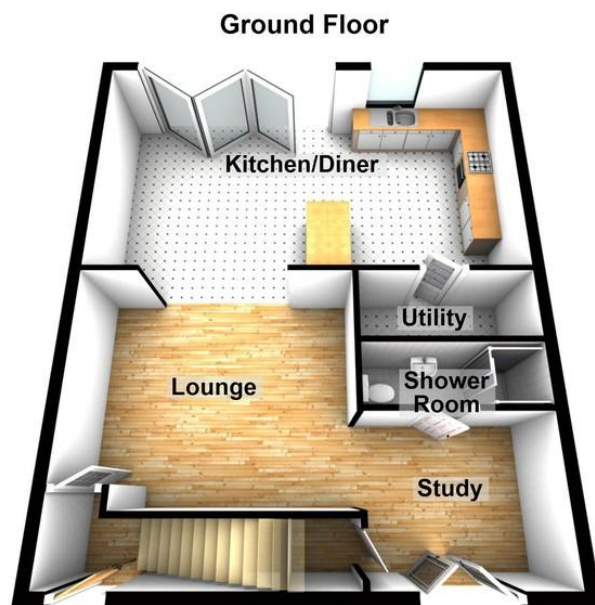
#### **BATHROOM**

6' 11" x 6' 5" (2.11m x 1.96m)

#### **EXTERIOR**



#### **REAR GARDEN**



**FRONT GARDEN**

**GARAGE EN BLOC**

**PARKING FOR THREE VEHICLES**

#### CHARGES

Council Tax Epping Forest District Council Band E

Tenure - Freehold

#### UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - Supplied by SKY

Mobile Signal and coverage - Vodafone 02 Three EE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	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