



- TERRACE HOUSE
- THREE BEDROOMS
- CHAIN FREE
- GARAGE EN BLOC

Milton Court, Waltham Abbey, EN9 1EW

PRICE: £370,000 FREEHOLD

CHAIN FREE property ideally located a short flat walk of our historic town centre. Three bedrooms, **GARAGE en bloc**. Would benefit from cosmetic improvement and this is reflected in the realistic asking price. **CHAIN FREE.**



Property Description

Milton Court is a quiet cul de sac situated within a few minutes walk of the town centre, with its historic Market Square and variety of shops and eateries. Adjacent to the square is the picturesque Abbey Gardens with its protected parkland and notable royal history. Additionally Townmead Park is close by which offers recreational and space for sporting activities including skateboarding, football and golf.

For the commuter train services are available at Waltham Cross mainline BR station or Epping and Loughton for the central line services. Junction 26 of the M25 motorway is within approx. one mile and offers connections to the A10/M11 intersections.

This particular property does require cosmetic improvement but this reflected in the competitive asking price.

The accommodation in brief comprises an entrance porch leading through to a generous size hallway, with stairs leading to the first floor landing and providing access to the guest WC, dining area and lounge. The guest WC overlooks the front aspect and has a close coupled WC and wash hand basin. The lounge overlooks the front aspect with a storage cupboard and door leading through to the conservatory with patio doors providing access to the rear garden.

The kitchen which is accessed via the dining area has a range of fitted wall and base units with work surfaces, window overlooking the conservatory and rear garden, with a double glazed door providing access to the rear garden.

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





Bedroom one has fitted wardrobes mirror wardrobes and overlooks the rear aspect, whilst bedrooms two and three overlook the rear and front aspects respectively. These are supported by the bathroom which is part tiled and offers a coloured three piece suite.

Externally the rear garden has a small lawn area with a variety of shrubs, with rear pedestrian access leading to the GARAGE EN BLOC.

Being offered chain free, early viewing is highly recommended.



ENTRANCE HALL

6' 6" x 4' 6" (1.98m x 1.37m)

HALLWAY

12' 11" x 8' 7 Max" (3.94m x 2.62m)

LOUNGE

16' 3" x 12' 6" (4.95m x 3.81m)

CONSERVATORY

9' 7" x 11' 00" (2.92m x 3.35m)

DINING AREA

10' 10" x 10' 5" (3.3m x 3.18m)

KITCHEN

9' 8" x 10' 2" (2.95m x 3.1m)

GUEST WC

6' 1" x 2' 5" (1.85m x 0.74m)

LANDING

9' 4" x 5' 11" (2.84m x 1.8m)

BEDROOM ONE

10' 00" x 8' 1" (3.05m x 2.46m)

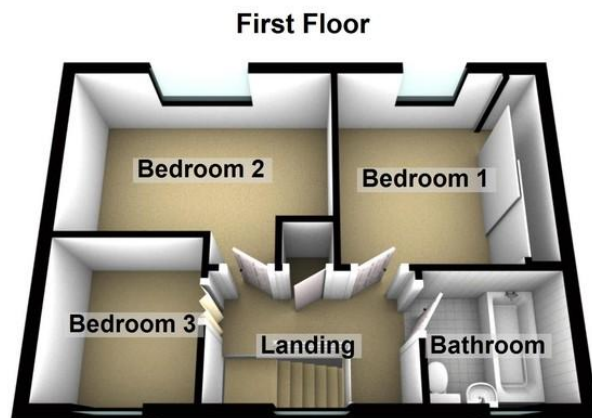
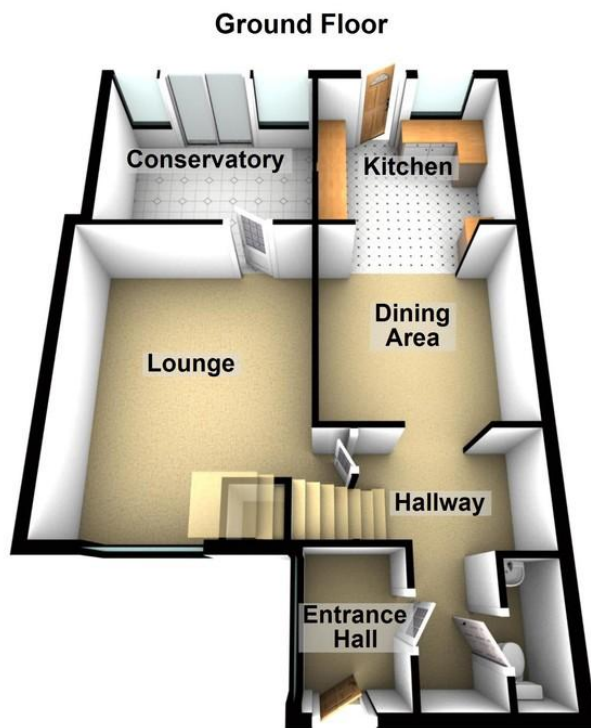
BEDROOM TWO

12' 11" x 8' 7" (3.94m x 2.62m)

BEDROOM THREE

6' 11" x 7' 5" (2.11m x 2.26m)





BATHROOM

6' 6" x 5' 11" (1.98m x 1.8m)

REAR GARDEN

GARAGE EN BLOC

CHARGES

Council Tax Epping Forest District Council Band

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - TBA

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband and Speed Basic 5 Mbps Superfast 94 Mbps

Ultrafast 1000 Mbps

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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