



- END OF TERRACE
- TWO BEDROOMS
- ALLOCATED PARKING
- TOWN CENTRE LOCATION

15 Rue De St. Lawrence, Waltham Abbey, EN9 1PF

PRICE: £350,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this well presented two bedroom end of mews style property situated in the heart of the town centre. Ground floor has rear facing lounge and kitchen to the front of the property. Externally there are enclosed front and rear gardens. Allocated parking space. An ideal first time purchase. Internal viewing recommended.





## Property Description

Attractive end of terrace property set in a mews style town centre location. The property has been built to be sensitive to the historic town centre and benefits from modern conveniences including gas central heating and full double glazing.

Waltham Abbey town centre is a 14th century town centre with a pedestrianised high street, bi-weekly market and notable royal history. For the commuter there is easy access to junction 26 of the M25 which offers connections to the M11 and A10. Additionally Waltham Cross BR Station which is approx. 1 mile away offers a regular service in to London Liverpool Street.

The property itself is a two bedroom end of terrace and offers an entrance hall with stairs ascending to the first floor. There is a good size lounge with a built in storage cupboard. Beyond the lounge is the well maintained enclosed garden which is accessed via double glazed patio doors. The ground floor accommodation is completed with the fitted kitchen which presents with a range of fitted wall and base units with contrasting work surfaces.



The first floor of the property provides two double bedrooms with the master bedroom offering a full range of fitted wardrobe cupboards along one wall. Bedroom two has built in cupboards and overlooks the front aspect. The bedrooms are supported by the modern first floor bathroom which presents with a three piece suite.

Externally the rear garden comprises a paved stone patio area with path leading to rear, remainder laid to lawn with a variety of shrubs, side pedestrian access.





Parking is granted with one allocated parking space.

We understand from the sellers that grant of probate has been granted and therefore the property is being offered chain free and ready to accommodate a quick transaction if required .

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

##### **ENTRANCE HALL**

9' 5" x 5' 9" (2.87m x 1.75m)

##### **KITCHEN**

9' 5" x 5' 11" (2.87m x 1.8m)

##### **LOUNGE**

14' 3" x 11' 11" (4.34m x 3.63m)

##### **LANDING**

6' 1" x 5' 8" (1.85m x 1.73m)

##### **BEDROOM ONE**

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

##### **BEDROOM TWO**

8' 10" x 8' 00" (2.69m x 2.44m)

##### **BATHROOM**

5' 5" x 5' 11" (1.65m x 1.8m)

#### **EXTERIOR**

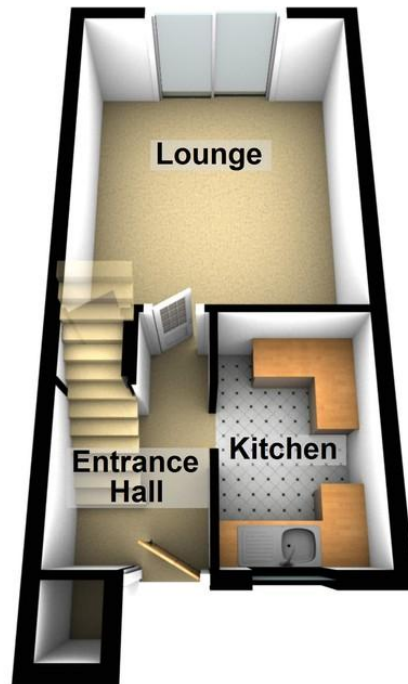
##### **SMALL FRONT GARDEN**

##### **REAR GARDEN**

##### **ALLOCATED PARKING SPACE**



### Ground Floor



### First Floor



#### CHARGES AND TENURE

Council Tax - Epping Forest District Council Band C

Tenure - Freehold

#### UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - EON

Broadband and Speed - Basic 8 Mbps Superfast 80 Mbps

Ultrafast 330Mbps

Mobile Signal and Coverage - EE Vodafone Three O2

Flood Risk - Very Low

EPC ORDERED

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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