



**Honey Lane, Waltham Abbey, EN9 3AU**

- DETACHED BUNGALOW
- FOUR BEDROOMS
- LARGE KITCHEN/DINER
- TWO BATHROOMS

**PRICE: £765,000 FREEHOLD**

EPC Rating 'TBC'







## Property Description

Substantial four bedroom detached bungalow set on the increasingly popular Honey Lane which offers a diverse selection of quality properties. Honey lane is centrally located offering direct access to junction 26 of the M25 offering connections to both M11 and A10 intersections.

Schooling for all ages are within walking distance and a regular bus service provides access to neighbouring towns of Waltham Cross and Loughton. The historic Epping Forest with its notable history and renowned landscape is within approx. one mile.

This particular property is an attractive double fronted 1930's bungalow which has benefitted from cosmetic improvement to combine modern living expectations with the character features of the 1930's era. There is a large welcome reception hall which grants access to the ground floor accommodation and





offers a formal staircase to the first floor accommodation.

There are two formal lounges with bay windows which face the front aspect. The rear of the property consist of an extended kitchen/diner which is fully fitted with integrated appliances and quality wall and base units. There is direct access from kitchen to the rear garden. Additionally the ground floor offers a large bedroom with quality fitted wardrobes and a four piece en-suite bathroom with bath and independent free standing shower. To complete the ground floor there is a guest cloakroom/wc.



The first floor accommodation offers three good size bedrooms, two of which offer fitted wardrobe cupboards and these are supported by a modern shower room with walk in shower.

Externally the gardens are a real feature of the property with the rear garden extending to approximately 100' (unmeasured) and being predominately laid to lawn with well stocked flower and shrub borders. Immediately at the rear of the property there is large raised timber sun deck patio offering ample space for garden furniture including table and chairs.



The attached garage is accessed via double opening doors with personal courtesy door to rear garden. The approach to the garage is via a block paved driveway with parking for 4/5 vehicles.

The property is presented to a high standard internally and offers flexible accommodation to suit a variety of family dynamics and as such, early viewing is highly recommended.







**ACCOMMODATION IN BRIEF COMPRISES:**

**GROUND FLOOR**

**ENTRANCE HALL**

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

**INNER HALLWAY**

17' 8" x 3' 5" (5.38m x 1.04m)

**LOUNGE**

15' 11 Max" x 13' 2" (4.85m x 4.01m)

**RECEPTION TWO**

12' 2" x 12' 5" (3.71m x 3.78m)

**KITCHEN/DINER**

20' 3" x 14' 6" (6.17m x 4.42m)

**GROUND FLOOR WC**

5' 9" x 2' 11" (1.75m x 0.89m)

**BEDROOM ONE**

14' 9" x 12' 00 Max" (4.5m x 3.66m)

**EN SUITE BATHROOM**

9' 10" x 5' 5 Max" (3m x 1.65m)

**BEDROOM TWO**

12' 4 Max" x 10' 5" (3.76m x 3.18m)



**FIRST FLOOR**

**LANDING**

**BEDROOM THREE**

9' 10" x 8' 9" (3m x 2.67m)

**BEDROOM FOUR**

10' 10" x 8' 4" (3.3m x 2.54m)

**SHOWER ROOM**

7' 11" x 4' 9" (2.41m x 1.45m)



**EXTERIOR**

**LONG REAR GARDEN**

**ATTACHED GARAGE**

**PERSONAL DRIVE WITH PARKING**





## POINTS TO NOTE

### CHARGES

Council Tax Epping Forest District Council Band F  
Tenure Freehold

### UTILITIES AND SUPPLIERS

Electricity - Mains -

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating -

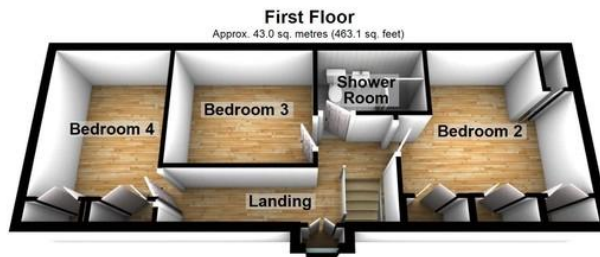
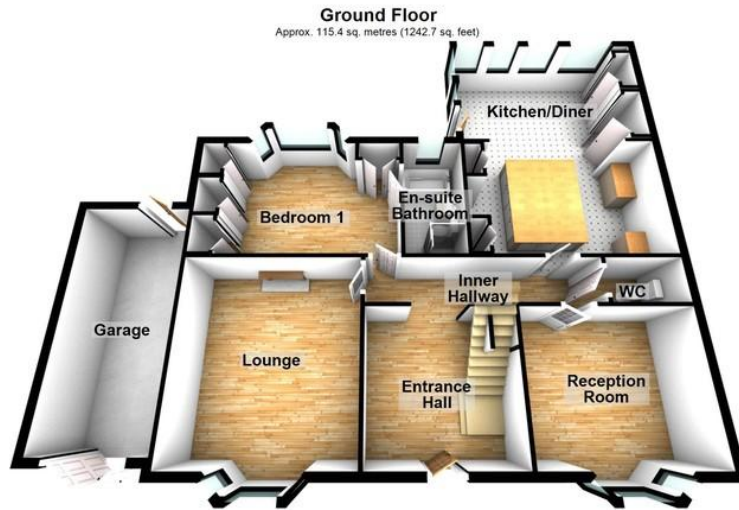
Broadband and speed Basic 6 Mbps Superfast 136

Mbps Ultrafast 1000 Mbps

Mobile Signal and coverage - Vodafone EE 3 O2

Flood Risk - No risk





Total area: approx. 158.5 sq. metres (1705.8 sq. feet)

EPC TO FOLLOW

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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 are 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