



- 4 BEDROOM DETACHED HOUSE
- 2 BATHROOMS
- 3 RECEPTION ROOMS
- GARAGE AND PARKING

Harrier Way, Waltham Abbey, EN9 3JQ

PRICE : £595,000 FREEHOLD

REALISTICALLY PRICED AND CHAIN FREE !! Attractive 4 bedroom detached property situated in a cul de sac on the popular Abbeyfields development. Large reception hall, 3 reception rooms, 2 bathrooms. Guest cloakroom WC. Garage and parking.



Property Description

Harrier Way is an established cul de sac situated on the popular Abbeyfields development which is ideally located providing easy access to local schools for all ages and junction 26 of the M25 motorway which provides connections to the A10 and M11. Rail services are available from Waltham Cross BR Station or Epping and Loughton for the Central Line service.

Additionally Waltham Abbey's 14th century town centre and market square with a variety of shops and eateries is within approximately one mile of the property.

The accommodation to the ground floor comprises a large entrance hall with stairs ascending to the first floor and the hall grants access to the lounge, dining room, kitchen, study and guest WC.

The lounge is dual aspect with a feature bay window overlooking the front and patio doors providing access to the rear garden.

The kitchen has a range of fitted wall and base units with granite work surfaces with inset butler style sink. There is a 'Range' style cooker and integrated fridge / freezer, dishwasher and washing machine. There is a courtesy stable door to the rear garden and two sets of double doors which lead to the dining room and entrance hall respectively.

A study which overlooks the front aspect and guest WC, complete the ground floor.

Accommodation to the first floor comprises a galleried landing with a built-in cupboard, and providing access to all bedrooms and bathroom.

The master bedroom overlooks the rear and offers a range of fitted mirror wardrobes along one wall. There is direct access to the en-suite bathroom which comprises a modern bathroom suite comprising a tiled panelled bath with hand held shower attachment, toilet and wash hand basin.





Bedroom two has a fitted wardrobe and overlooks the rear aspect, bedrooms three and four overlook the front and rear respectively with a built in cupboard to bedroom three.

Bedrooms two three and four are supported by the main bathroom which comprises a 'P' shaped bath with overhead mains shower and shower screen, range of fitted base units with inset sink and low level WC.

Externally there is a good size rear garden with a full width paved stone patio with the remainder being predominately laid to lawn. There is side pedestrian access to the front of the property

Parking granted on the personal driveway which gives access to the attached garage with up and over door.

The property is realistically priced and being offered chain free and therefore early viewing is highly recommended



ENTRANCE HALL

13' 4 Max" x 9' 2 Max" (4.06m x 2.79m)

LOUNGE

21' 4" x 11' 3 Max" (6.5m x 3.43m)

DINING ROOM

9' 11" x 9' 4" (3.02m x 2.84m)

KITCHEN

11' 11" x 10' 1" (3.63m x 3.07m)

STUDY

6' 7" x 6' 9" (2.01m x 2.06m)

GUEST WC

7' 6" x 2' 8" (2.29m x 0.81m)

GALLERIED LANDING

BEDROOM ONE

12' 9" x 12' 3 Max" (3.89m x 3.73m)

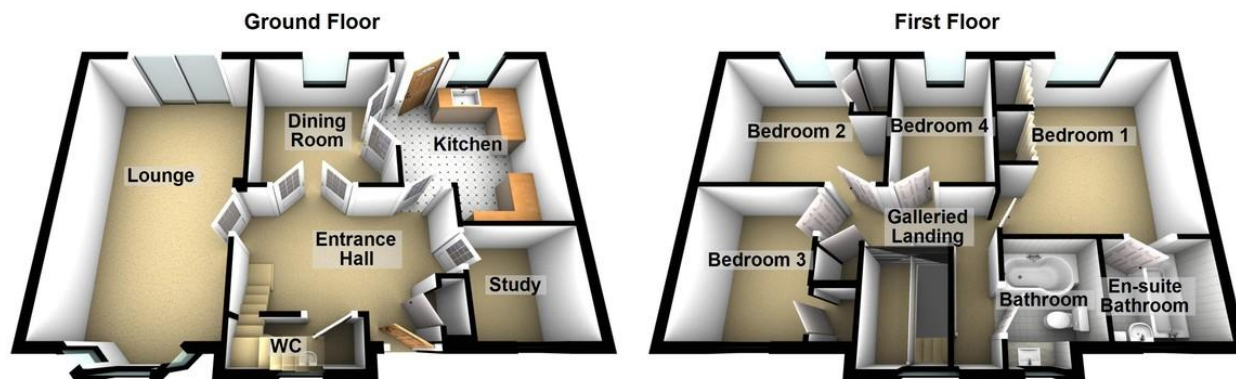
EN SUITE BATHROOM

6' 00" x 6' 5" (1.83m x 1.96m)

BEDROOM TWO

11' 4 Max" x 9' 6" (3.45m x 2.9m)





BEDROOM THREE

9' 4" x 8' 2" (2.84m x 2.49m)

BEDROOM FOUR

9' 5" x 6' 8" (2.87m x 2.03m)

BATHROOM

8' 6 Max" x 5' 6 Max" (2.59m x 1.68m)

REAR GARDEN

GARAGE

17' 5" x 8' 11" (5.31m x 2.72m)

PARKING FOR VEHICLE

CHARGES

Council Tax Epping Forest District Council Band
Tenure - Freehold

UTILITES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus Energy

Broadband - Basic 3Mbps Superfast 119 Mbps Ultrafast 1800 Mbps

Mobile Signal and Coverage - EE Vodafone Three O2

Flood Risk - Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		

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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