



- END OF TERRACE
- THREE BEDROOMS
- LOUNGE
- DINING AREA

Honey Brook, Waltham Abbey, EN9 3DD

PRICE: £475,000 FREEHOLD

An extended three bedroom end of terrace residence situated within a sought after tuning and being within easy access of local schools, M25 motorway and the town centre. Features include ground floor WC, utility area, and garage en bloc. An internal viewing is strongly recommended.



Property Description

Honeybrook is a popular residential turning situated just off Honey Lane, ideally located for Leverton Primary School and King Harold Academy. The town centre with its historic Market Square and bi weekly market are within easy access.

Larsens Park and the high tech leisure centre and swimming pool are also within easy access for those recreational pursuits.

The ground floor accommodation comprises an entrance porch, leading to the L-shape open plan lounge with solid oak flooring extending through to the dining area, with double glazed French style doors leading to the rear garden.

The kitchen which is accessed off the lounge has a range of fitted light oak style wall and base units with contrasting work surfaces, built in oven and hob, tiled splashbacks and provides access to the utility area, which provides access to the rear garden and guest WC.

Accommodation to the first floor comprises a landing providing access to all bedrooms,

Bedrooms one and two are both double rooms and overlook the rear and front aspects respectively. Bedroom three is a single room overlooking the front aspect.

The family bathroom which is fully tiled and is presented with a white three piece suite with a window overlooking the rear aspect.

Externally the rear garden comprises a lawn area with a log roll flowerbed border with a variety of shrubs, paved stone patio and side pedestrian access to the front complete the garden.





The front garden provides a flowerbed with small retaining wall with shrubs. Off road parking is provided on the personal drive and additionally there is a garage en bloc .

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

4' 10" x 3' 4" (1.47m x 1.02m)

LOUNGE

23' 1 Max" x 17' 8 Max" (7.04m x 5.38m)

DINING AREA

9' 8" x 5' 10" (2.95m x 1.78m)

KITCHEN

11' 4" x 7' 7" (3.45m x 2.31m)

UTILITY AREA

6' 6" x 5' 2" (1.98m x 1.57m)

GUEST WC

5' 10" x 1' 11" (1.78m x 0.58m)

FIRST FLOOR LANDING

8' 3" x 5' 8" (2.51m x 1.73m)

BEDROOM ONE

11' 1" x 10' 5" (3.38m x 3.18m)

BEDROOM TWO

10' 6" x 10' 1" (3.2m x 3.07m)

BEDROOM THREE

7' 6" x 7' 2" (2.29m x 2.18m)

BATHROOM

5' 6" x 6' 10" (1.68m x 2.08m)

REAR GARDEN

PARKING FOR ONE VEHICLE

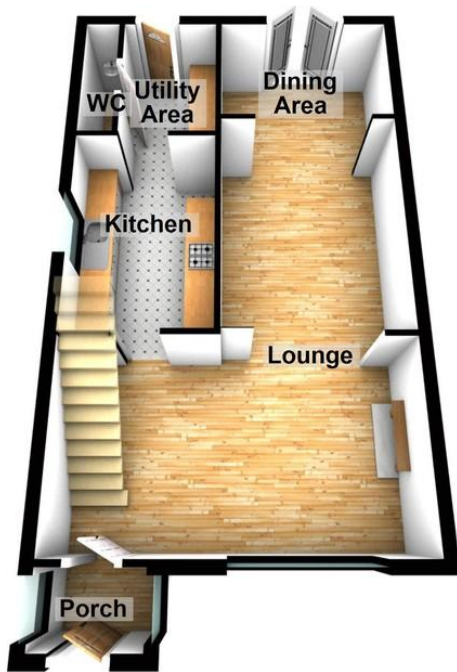
GARAGE EN BLOC

CHARGES

Council Tax Epping Forest District Council Band D



Ground Floor



First Floor



EPC ORDERED

25 Market Square, Waltham Abbey,
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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