



- SEMI DETACHED RESIDENCE
- FIVE BEDROOMS
- EN SUITE SHOWER
- EN SUITE DRESSING AREA

Christie Road, Waltham Abbey, EN9 3XX

PRICE:£489,995 FREEHOLD

FIVE BEDROOM SEMI-DETACHED PROPERTY Situated within a cul de sac location on the popular Meridian Park development adjacent to the Gunpower Park. Conservatory. Two bathrooms including a luxury wet room. Two allocated parking spaces.



Property Description

Rainbow Estate Agents present to the market this spacious five bedroom semi detached residence located within a cul de sac on the popular Meridian Park development.

The property would make an excellent family home and is arranged over three levels, features include a conservatory, en suite dressing area and shower room ground floor WC and parking for two vehicles.

Accommodation to the ground floor comprises a generous size hallway providing access to the kitchen/diner, lounge and guest WC.

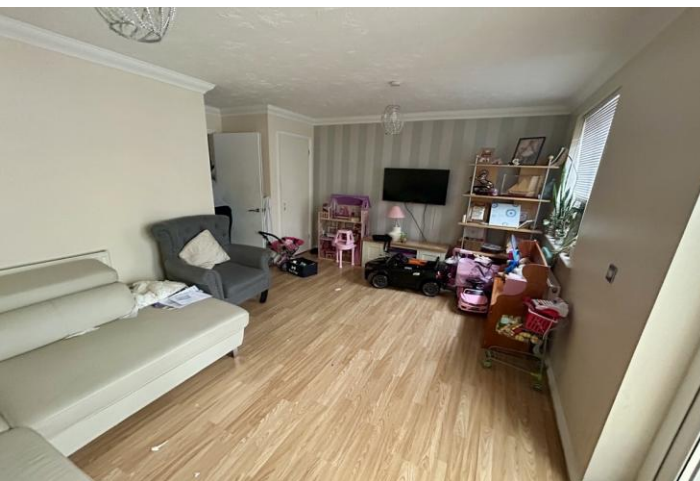
The lounge overlooks the rear garden and provides access to the conservatory leading to the rear garden.

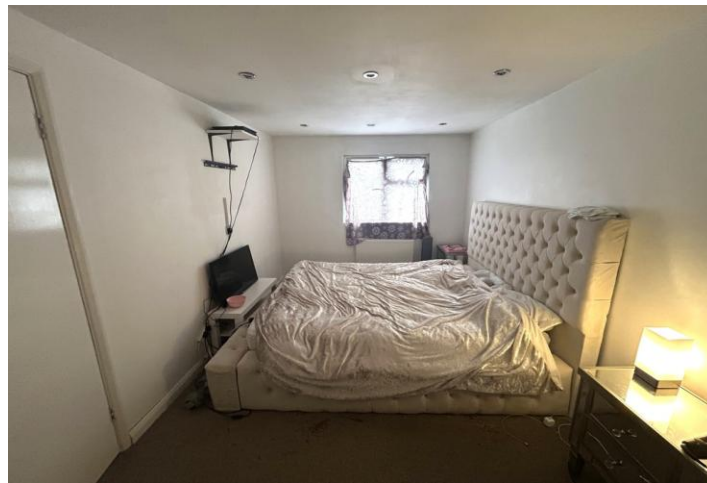
The kitchen/diner has a range of fitted wall and base units with contrasting work surfaces and over looks the front aspect. A guest WC complete the ground floor.

The first floor comprises a landing with stairs leading to second floor. Bedrooms two and three overlook the front and rear aspects respectively and both have open wardrobes.

Bedroom four is a single room and overlooks the rear. A fully tiled wet room with a shower, WC and wash hand basin complete this level.

The second floor comprises a small landing providing access to bedroom five and bedroom one with an En suite dressing area providing access to the en suite shower which is part tiled with shower cubicle wash hand basin and WC.





Exterior

The rear garden comprises a paved stone patio, lawn area with wooden fencing.

Front Exterior

Parking for two vehicles

ACCOMODATION IN BRIEF COMPRISES

HALLWAY

12' 3" x 7' 3" (3.73m x 2.21m)

GUEST WC

6' 2" x 3' 00" (1.88m x 0.91m)

KITCHEN/DINER

15' 4" x 9' 3" (4.67m x 2.82m)

LOUNGE

16' 1" x 10' 8" (4.9m x 3.25m)

CONSERVATORY

9' 7" x 9' 9" (2.92m x 2.97m)

LANDING

12' 3" x 6' 8" (3.73m x 2.03m)

BEDROOM TWO

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

BEDROOM THREE

12' 8" x 9' 2" (3.86m x 2.79m)

BEDROOM FOUR

7' 1" x 7' 8" (2.16m x 2.34m)

WET ROOM

6' 8" x 5' 8" (2.03m x 1.73m)

SECOND FLOOR

BEDROOM FIVE

8' 8" x 6' 4" (2.64m x 1.93m)

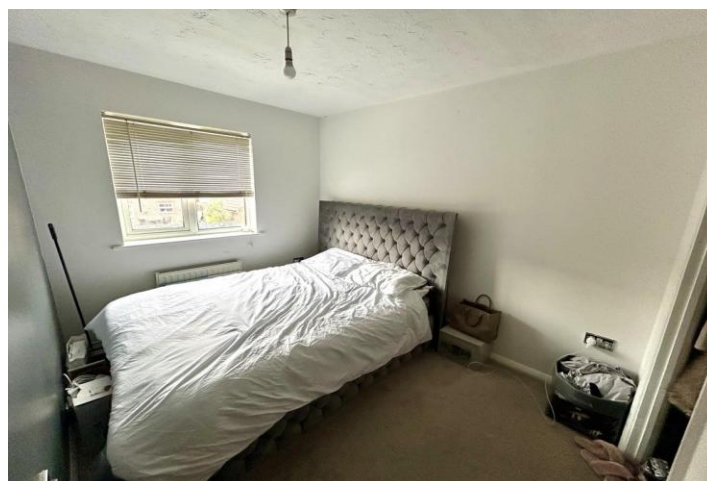
BEDROOM ONE

14' 4" x 8' 6" (4.37m x 2.59m)

EN SUITE DRESSING AREA

6' 10" x 6' 8 Max" (2.08m x 2.03m)

EN SUITE SHOWER



5' 11" x 7' 10 Max" (1.8m x 2.39m)

REAR GARDEN

PARKING FOR TWO VEHICLES

CHARGES

Council Tax Epping Forest District Council Band E

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

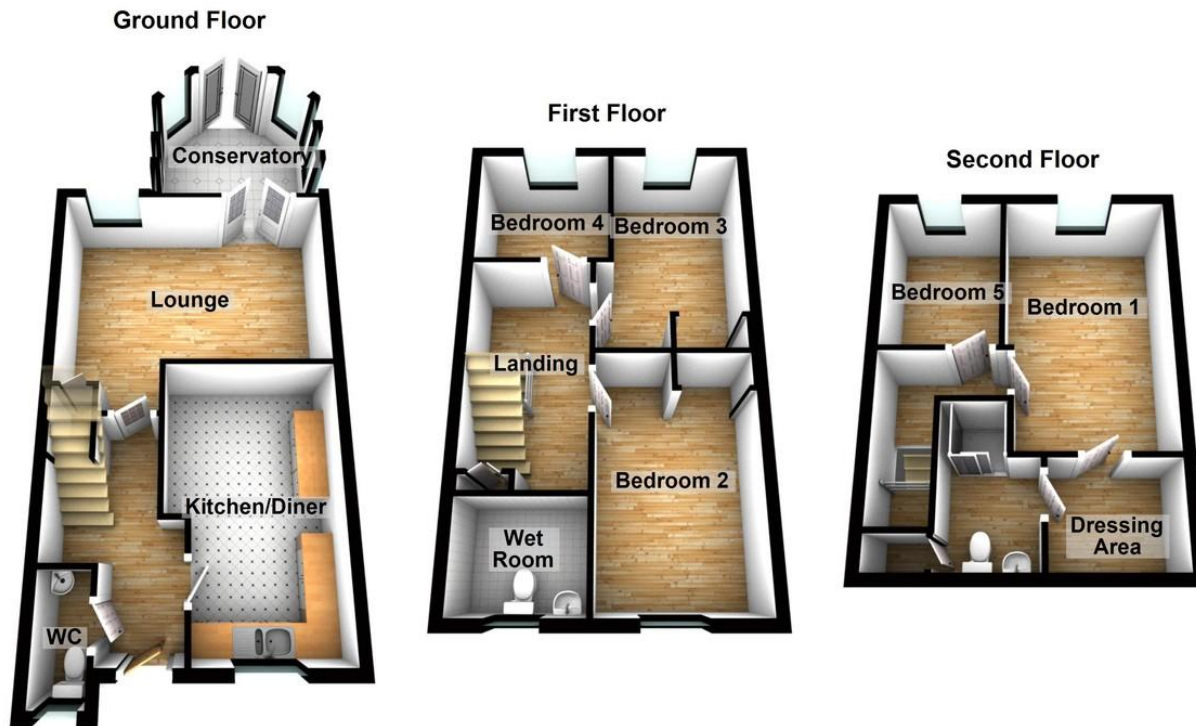
Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus

Broadband - Talk Talk

Mobile Signal and Coverage - EE Vodafone Three O2

Flood Risk - Low



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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