



- TERRACE HOUSE
- THREE BEDROOMS
- GROUND FLOOR WC
- FITTED KITCHEN

Wrangley Court , Winters Way, Waltham Abbey, EN9 3HN

PRICE: £405,000 FREEHOLD

Situated within a cul de sac location and being offered CHAIN FREE an opportunity to acquire this three bedroom terrace residence being within easy access of local schools, shopping and leisure facilities. Ideal first time purchase. Internal viewing recommended.



Property Description

Wrangley Court is a popular cul de sac situated just off Winters Way being ideally located for local shopping facilities, the high tech leisure centre with swimming pool and schooling for all ages are available at Upshire and Hillhouse primary schools and King Harold Academy.

For the commuter Junction 26 of the M25 motorway granting access to A10/M11 intersections is within a few minutes drive and train services are available in the neighbouring towns of Epping, Loughton and Waltham Cross.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market is also within easy access.

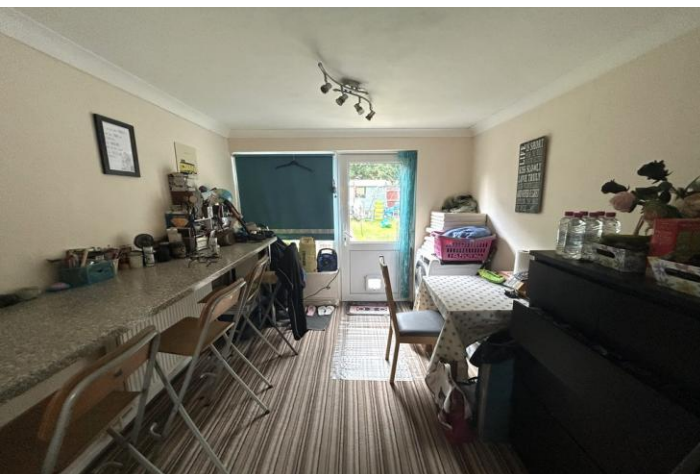
The accommodation in general comprises a generous size entrance hall with a built in storage cupboard, stairs leading to the first level and providing access to the lounge, kitchen and guest WC.

The kitchen has a range of white high gloss wall and base units with contrasting work surfaces and tiled splashbacks with an open plan access to the dining area with a fitted breakfast bar, and providing access to the rear garden.

Accommodation to the first floor comprises a spacious landing with a built in cupboard and providing access to all rooms.

Bedrooms one and two are both double rooms and overlook the rear garden.

Bedroom three is a generous size single and overlooks the front aspect.





A part tiled bathroom with a modern three piece suite complete the first floor.

The rear garden comprises a paved stone patio area with path leading to rear, remainder laid to lawn with mature flower and shrub borders. Rear pedestrian access.

Being offered CHAIN FREE early viewing is recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

13' 11" x 5' 7" (4.24m x 1.7m)

GROUND FLOOR GUEST WC

5' 2" x 2' 7" (1.57m x 0.79m)

LOUNGE

14' 9" x 11' 9" (4.5m x 3.58m)

KITCHEN

11' 5" x 8' 10" (3.48m x 2.69m)

DINING AREA

9' 7" x 8' 10" (2.92m x 2.69m)

FIRST FLOORLANDING

BEDROOM ONE

15' 00" x 8' 10" (4.57m x 2.69m)

BEDROOM TWO

11' 9" x 9' 6" (3.58m x 2.9m)

BEDROOM THREE

13' 10" x 5' 11" (4.22m x 1.8m)

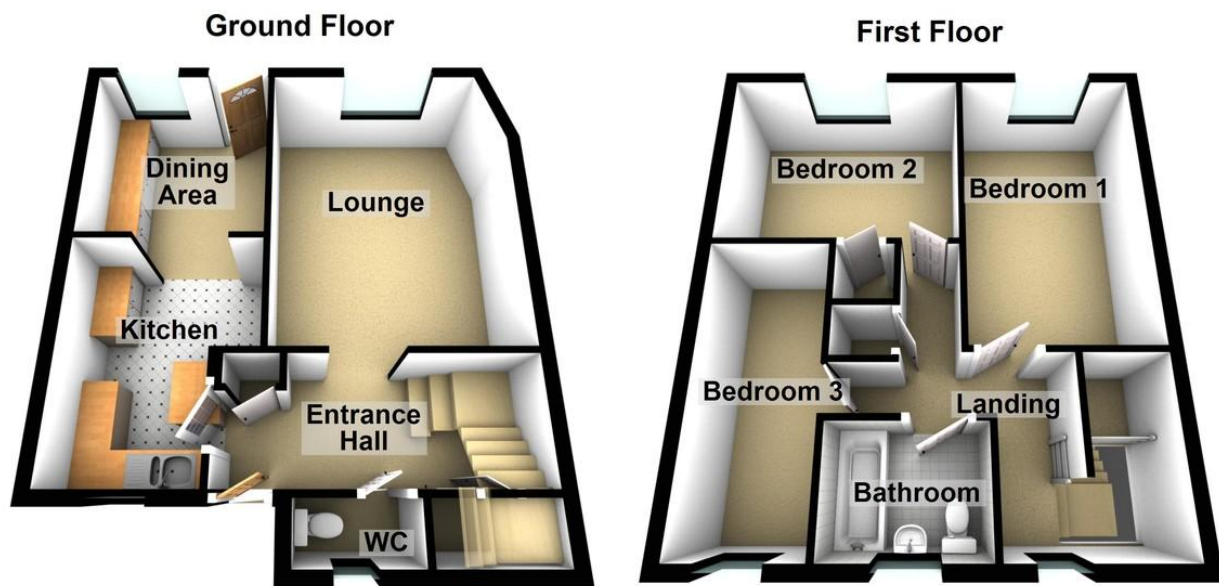
BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)

EXTERIOR

REAR GARDEN





CHARGES

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

SERVICES ARE CURRENTLY CONNECTED VIA THE TENANTS

PERSONAL CHOICES

Electricity - Mains

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband

Mobile Signal and Coverage EE Vodafone Three O2

Flood Risk - Very low

POINTS TO NOTE

There is currently a tenant in situ who will receive notice to quit once a sale is agreed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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