

**Entrance:**  
Driveway, front door to reception 2

**Reception 2: 16' 4" x 11' 8" (4.97m x 3.55m):**  
Door to hallway

**Hallway:**  
Stairs to first floor

**First Floor Landing:**  
Access to reception 1, bedroom 1 and cloakroom

**Reception 1: 17' 0" x 11' 8" (5.18m x 3.55m):**

**Kitchen/Diner: 15' 7" x 11' 7" (4.75m x 3.53m):**  
Sliding doors to rear garden

**Bedroom 1: 12' 4" x 9' 8" (3.76m x 2.94m):**  
Fitted wardrobes

**Cloakroom:**  
Low flush wc, hand wash basin

**Second Floor Landing:**  
Access to bedrooms 2, 3, 4 and bathroom, loft hatch

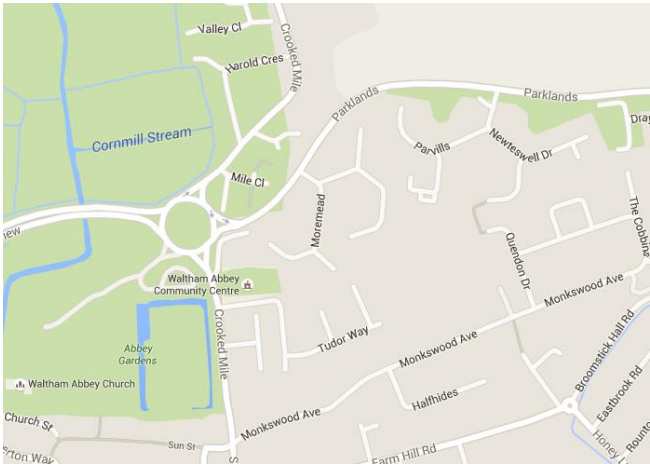
**Bedroom 2: 10' 5" x 12' 3" (3.17m x 3.73m)**

**Bedroom 3: 16' 6" x 6' 3" (5.03m x 1.90m)**

**Bedroom 4: 12' 9" x 6' 0" (3.88m x 1.83m)**

**Bathroom**

**Rear Garden: 30' (9.14m) approx; gate to rear**



**A Bit about Waltham Abbey**

Borough : Epping Forest District Council  
County : Essex

**Waltham Abbey**

Situated in the south west of Essex, Waltham Abbey is north of London between the River Lea and Epping Forest. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this vibrant location ensures Waltham Abbey remains a desirable place to reside.

**TRANSPORT**

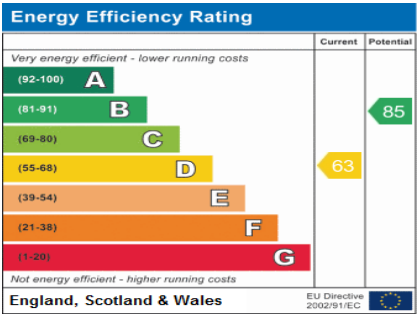
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

**SHOPPING AND LEISURE**

A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the local area.

**DIRECTIONS**

If you are visiting the office by car you will find parking outside. We are located opposite the town Hall and infront of the historic Abbey



Castles market this four bedroom family home with numerous benefits including a driveway, two reception rooms, a large kitchen/diner and a family bathroom as well as a cloakroom. Situated at the end of a cul-de-sac close to local schools and transport links. Internal viewing recommended to appreciate the size of this property.

**Southweald Drive  
EN9**

**£355,000 F/H**



