

**Entrance:**  
Driveway, garage, side access with gate to garden, sliding door to porch to door to hall

**Hallway:**  
Stairs to first floor, access to reception and kitchen

**Reception: 14' 7" x 12' 6" (4.44m x 3.81m):**  
Opening to diner

**Dining Room: 9' 8" x 10' 4" (2.94m x 3.15m):**  
Door to kitchen

**Kitchen: 10' 2" x 10' 2" (3.10m x 3.10m):**  
Door to garden

**Landing:**  
Access to bedrooms and bathroom, loft hatch

**Bedroom 1: 13' 6" x 12' 1" (4.11m x 3.68m):**  
into bay and into alcove; Fitted wardrobes

**Bedroom 2: 8' 9" x 12' 5" (2.66m x 3.78m):**  
into alcove: Fitted cupboard

**Bedroom 3: 8' 8" x 6' 4" (2.64m x 1.93m)**

**Bathroom: 6' 6" x 6' 4" (1.98m x 1.93m)**

**Rear Garden:**  
L-shaped: Shed, gate to driveway, door to garage

**Garage: 10' 0" x 15' 7" (3.05m x 4.75m)**



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 nd 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 chain free semi detached home on a large plot allowing for the potential to improve, including extensions/build a separate dwelling all STPP. Currently provides three bedrooms, a through lounge, kitchen, upstairs bathroom and loft space. Benefits from a driveway, garage and being situated in this popular residential road close to commuter links including the M25/M11 junctions.

Woodbrook Gardens  
EN9

£410,000 F/H



