

Front Garden/Entrance 28' (8.53m):
Path to front door to porch

Hallway:
Door to cloakroom, door to reception, stairs to first floor

Reception 1: 17' 8" x 11' 2" (5.38m x 3.40m):
Opens to dining area

Reception 2/Extension: 8' 9" x 7' 9" (2.66m x 2.36m):
Sliding doors to garden

Dining Room: 11' 8" x 9' 9" (3.55m x 2.97m):
Opens to reception 2/extension

Kitchen: 20' 0" x 9' 8" (6.09m x 2.94m):
narrowing to 7'5 (2.26m); Door to garden

Cloakroom: 4' 9" x 6' 0" (1.45m x 1.83m):

Landing:
Access to bedrooms and bathroom, pull down ladder to loft room

Bedroom 1: 12' 4" x 11' 4" (3.76m x 3.45m)
narrowing to 9' 0 (2.74m); Fitted wardrobes

Bedroom 2: 10' 9" x 10' 6" (3.27m x 3.20m)
narrowing to 8'7 (2.61m); Fitted wardrobes

Bedroom 3: 18' 6" x 7' 4" (5.63m x 2.23m)

Bathroom: 6' 9" x 6' 2" (2.06m x 1.88m)

Loft Room: 17' 0" x 16' 0" (5.18m x 4.87m)
(Via pull down ladder) 1 x velux window

Rear Garden: 35' (10.66m)approx: Gate to rear to path leading to en bloc garage

Parking: en bloc garage to rear with off street parking to front of garage



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 present this chain free three bedroom staggered terraced home extended to the front and rear. Currently comprising a lounge/diner opening to a 2nd reception area/extension, a large kitchen, ground floor cloakroom and an upstairs bathroom. Benefiting from a loft room accessed via a pull down ladder, an en bloc garage with off street parking spaces to the front for two cars and rear access. Potential to add further off street parking to the front of the property STPP. Situated in this popular road close to schools and transport links.

**Honey Brook
EN9**

£385,000 F/H

