



- DOUBLE GARAGE
- POTENTIAL OFF ROAD PARKING
- THREE BEDROOMS
- CONSERVATORY/LEAN TO

Allison Close, Waltham Abbey, EN9 3NY

PRICE: Offers In Region Of £399,995 FREEHOLD

Set in a established cul-de-sac on the Upshire borders we offer this traditional three bedroom terraced property with DOUBLE GARAGE and potential OFF ROAD PARKING. Through lounge, conservatory/lean-to REPLACEMENT FIRST FLOOR SHOWER ROOM. Motivated vendors.





## Property Description

Allison close is a residential cul-de-sac on the Upshire/Waltham Abbey borders and is well placed for schooling for all ages. There are local shopping facilities close by yet you are only approximately one mile from the historic town centre and its renowned Abbey Gardens and Church. The local bus routes provide access to both Waltham Abbey and additionally Epping if you require the Central Line Station. The M25 intersection is within a five minute drive providing direct access to the M11/A10 intersections.

This particular property has been in the same ownership for approx. 45 years and the vendors have made some valuable improvements to include a brand new luxury first floor shower room and part double glazing. The property remains in the traditional layout with a good size lounge/diner, kitchen off the entrance hall and there is a rear conservatory/lean-to which provides utility space.

The first floor offers two double bedrooms, one with fitted wardrobes and a good size single room. The replacement shower room has been refitted in recent years and now offers a modern fully tiled room with white suite and double shower cubicle.

Externally the property boasts a DOUBLE GARAGE accessed via a rear service road, a lawned garden with established fish pond and mature pear tree. The front garden is currently laid to lawn but does offer (STPP) the potential for personal off road parking if required.

The vendors are highly motivated to sell and as such viewing is highly recommended.







## ACCOMMODATION IN BRIEF COMPRISES:

### PORCH

4' 4" x 6' 9" (1.32m x 2.06m)

### HALLWAY

10' 11" x 5' 5" (3.33m x 1.65m)

### LOUNGE/DINER

22' 8" x 11' 9Max" (6.91m x 3.58m)

### KITCHEN

12' 4" x 7' 5" (3.76m x 2.26m)

### LEAN TO/UTILITY AREA

17' 8" x 6' 00" (5.38m x 1.83m)

### FIRST FLOOR LANDING

8' 4" x 5' 5" (2.54m x 1.65m)

### BEDROOM ONE

10' 8" x 11' 10 Max" (3.25m x 3.61m)

### BEDROOM TWO

10' 3" x 11' 1 Max" (3.12m x 3.38m)

### BEDROOM THREE

7' 7" x 7' 3" (2.31m x 2.21m)

### BATHROOM

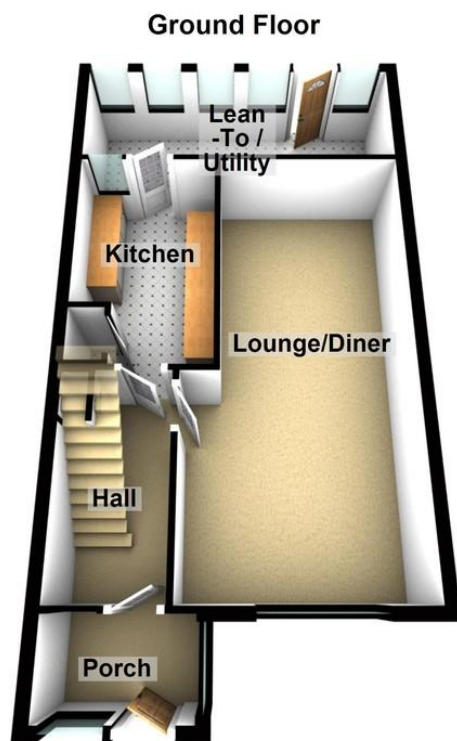
6' 6" x 5' 5" (1.98m x 1.65m)

### REAR GARDEN

### DOUBLE GARAGE

POTENTIAL OFF ROAD PARKING TO FRONT (STPP)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	53   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 are 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