



- TERRACE RESIDENCE
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Valley Close, Waltham Abbey, EN9 2DU

£425,000 Freehold

An exciting opportunity to purchase this well presented three bedroom terrace residence situated on the outskirts of the town centre. Features include guest WC ,good size rear garden and garage en bloc. Being within easy access of Lea Valley Regional Park . An internal viewing is strongly advised.



Property Description

Valley Close is a popular Cul-de-sac situated on the outskirts of the town centre, being within easy access of the Lea Valley Regional Park, ideal for dog walkers and those recreational pursuits.

Junction 26 of the M25 motorway is within easy reach, whilst Waltham Cross Mainline BR station and Loughton and Epping underground stations are within driving distance for direct access into central London.

The accommodation comprises an entrance hall, providing access to the lounge and guest WC.

A spacious lounge/diner overlooks the front aspect, with laminated flooring, stairs leading to the first floor level and door leading to the kitchen.

The generous size kitchen which overlooks the rear, has a range of fitted wall and base units with contrasting work surfaces, built in oven and hob, with spaces for appliances, and 1.5 sink unit. A double glazed door provides access to the rear garden.

The first floor accommodation comprises a landing which provides access to the bedrooms and bathroom.

Bedrooms one and two are both double rooms and overlook the front and rear aspects respectively, bedroom three is a single and overlooks the front aspect.

A part tiled bathroom which overlooks the rear aspect, complete this level.

The rear garden is approximately 57ft in length and is





mainly laid to lawn with flower and shrub borders and rear pedestrian access leading to a Garage en bloc

ENTRANCE HALL

GROUND FLOOR WC

5' 8" x 2' 7" (1.73m x 0.79m)

LOUNGE

18' 4" x 12' 11" (5.59m x 3.94m)

KITCHEN

15' 11" x 7' 10" (4.85m x 2.39m)

LANDING

11' 5 Max" x 6' 5" (3.48m x 1.96m)

BEDROOM ONE

13' 11" x 9' 2" (4.24m x 2.79m)

BEDROOM TWO

11' 10" x 8' 00" (3.61m x 2.44m)

BEDROOM THREE

8' 6" x 6' 6" (2.59m x 1.98m)

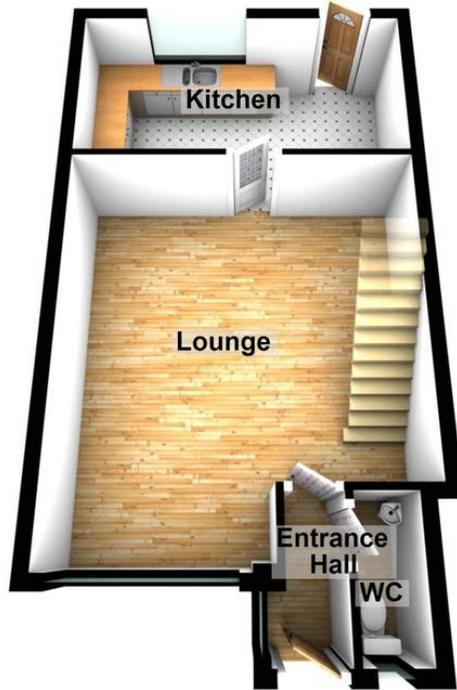
BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

REAR GARDEN

GARAGE EN BLOC

Ground Floor



First Floor



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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