



- IMMACULATE PRESENTATION
- STUNNING KITCHEN/DINER
- GOOD SIZE LOUNGE
- MODERN FIRST FLOOR BATHROOM

Beechfield Walk, Waltham Abbey, EN9 3AA

PRICE: £429,995 FREEHOLD

Immaculate three double bedroom property in a well regarded location on the outskirts of Waltham Abbey. Stunning fitted kitchen/diner, modern first floor bathroom. Off road parking. Good size garden with brick built storage and home office. Viewing highly recommended.



Property Description

Set in a well regarded location on the outskirts of Waltham Abbey town centre we offer this large three double bedroom mid-terrace property. The property is presented to an excellent standard internally and has been subject to some excellent bespoke improvements by the current owners.

The property is presented in a traditional style with a good size lounge to the front aspect. The kitchen/diner extends across the full width at the rear of the property and has recently been installed with quality shaker style wall and base units in a modern 'Midnight' colour with contrasting work surfaces. Additionally there is space for a family table and chairs.

The first floor offers a spacious landing and gives access to all three bedrooms and modern bathroom. The bathroom is fitted with an attractive range of grey units which are complimented with a white suite.

The rear garden is beautifully presented with a useful brick built storage room with power and light connected. Additionally the current vendors have constructed a pretty home office/garden room which measures 11'2 x 7'2 and offers a useful space to work from home for a variety of professions.

The front garden offers off road parking for approximately four vehicles accessed via a dropped kerb.

Other features include full gas central heating and double glazing.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

5' 8" x 3' 1" (1.73m x 0.94m)

LOUNGE

16' 8" x 14' 0" (5.08m x 4.27m)

KITCHEN/DINER

16' 8" x 8' 7" (5.08m x 2.62m)

FIRST FLOOR LANDING

7' 6" x 8' 2" (2.29m x 2.49m)

BEDROOM ONE

12' 4" x 11' 9" MAX (3.76m x 3.58m)

BEDROOM TWO

11' 9" x 10' 5" (3.58m x 3.18m)

BEDROOM THREE

9' 2" x 9' 5" (2.79m x 2.87m) Size reduces to 5'4

BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

EXTERIOR

OFF ROAD PARKING

Laid to shingle with parking for up to four cars

REAR GARDEN

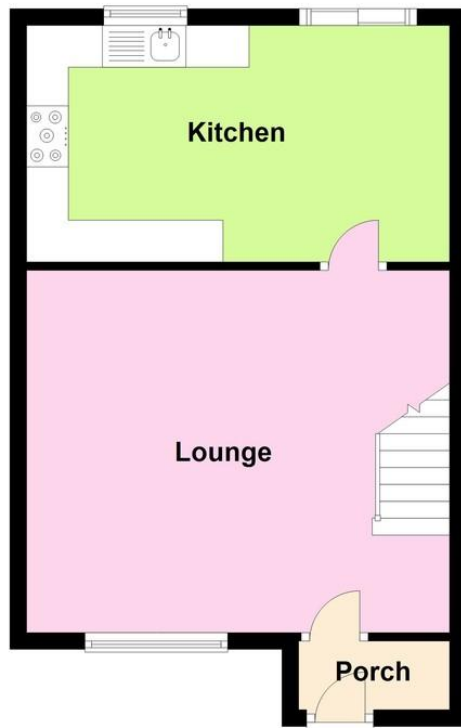
60' 0" x 20' 0" (18.29m x 6.1m) Predominately laid to lawn. Side pedestrian access. External brick built storage room with power and light connected. Timber garden shed

HOME OFFICE/SUMMER HOUSE

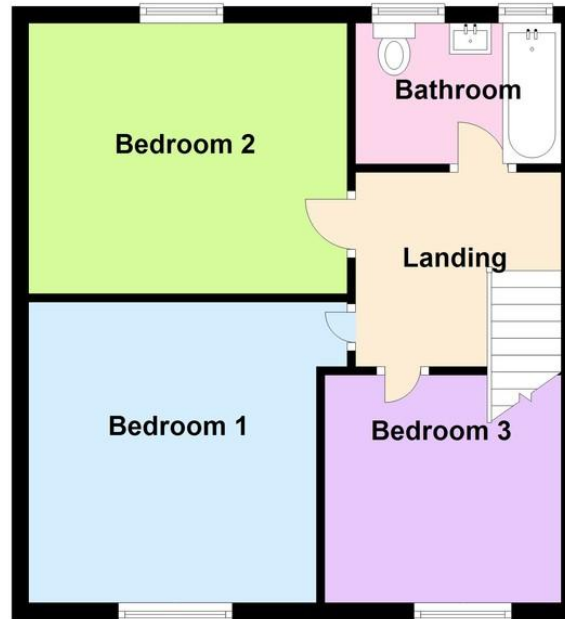
11' 2" x 7' 2" (3.4m x 2.18m)



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	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 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