



- CHARACTER COTTAGE
- STUNNING REAR EXTENSION
- BATHROOM AND SHOWER ROOM
- FRONT AND REAR GARDENS

Broomstick Hall Road, Waltham Abbey, EN9 1LN

PRICE: £400,000 FREEHOLD

Character cottage situated on the outskirts of Waltham Abbey walking distance of local amenities. This property benefits from a wonderful modern open plan kitchen diner and both ground floor shower room and first floor bathroom. Private rear garden with right of use over a large allotment area.





## Property Description

Broomstick Hall Road is set in a central location with local convenience stores, bus routes and walk to both Junior and Secondary schooling. Larsens park is very close by offering recreational space. The M25 is within a few minutes drive of the property and our historic town centre is within a 15 minute walk.

The property itself is a charming character cottage which has been sympathetically modernised to create a stunning modern open plan kitchen social area. The works carried out by the seller have been done to an excellent standard and the accommodation has maintained its traditional feel throughout the heart of the property

The property benefits from two bathrooms one ground floor and one first floor. There is a cosy lounge and three double bedrooms.

Externally there is a good size rear garden which extends to approx. 75' in depth and is not overlooked. Historically there was a garage in the rear garden and vehicle access is provided via a rear service road. This could potentially be reinstated subject to the usual planning consents.

The front garden is laid to lawn.

Attached to 9 Broomstick Hall Road is a gift of use for a rear allotment. We understand the allotment is still owned by the council but the owners of the property have a right of use to the area. Use of this land needs to be verified by your legal representative.





## ACCOMMODATION IN BRIEF COMPRISES:

### LOUNGE

28' 8" x 11' 8" (8.74m x 3.56m)

### EXTENDED KITCHEN

22' 6" x 11' 4" (6.86m x 3.45m)

### GROUND FLOOR SHOWER ROOM:

7' 4" x 4' 8" (2.24m x 1.42m)

### FIRST FLOOR LANDING

### FAMILY BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m)

### BEDROOM TWO

13' 3" x 6' 2" (4.04m x 1.88m)

### BEDROOM THREE

9' 8" x 9' 2" (2.95m x 2.79m)

### BEDROOM ONE

12' 2" x 12' 0" (3.71m x 3.66m)

### EXTERIOR

#### FRONT GARDEN

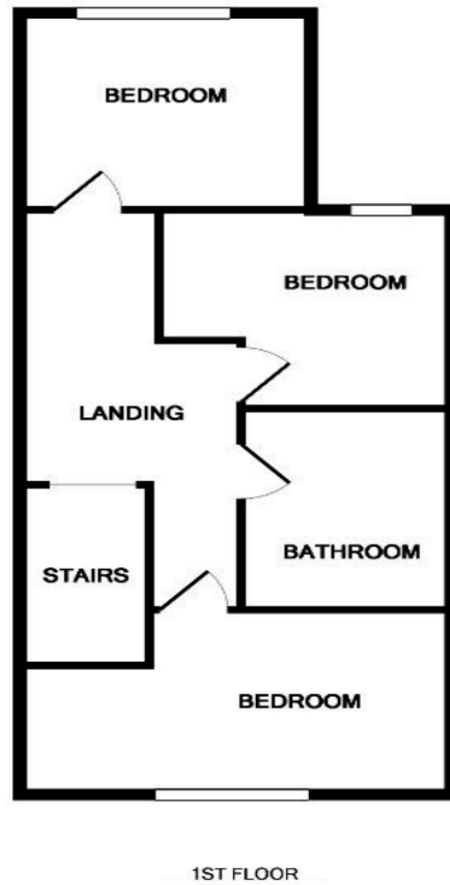
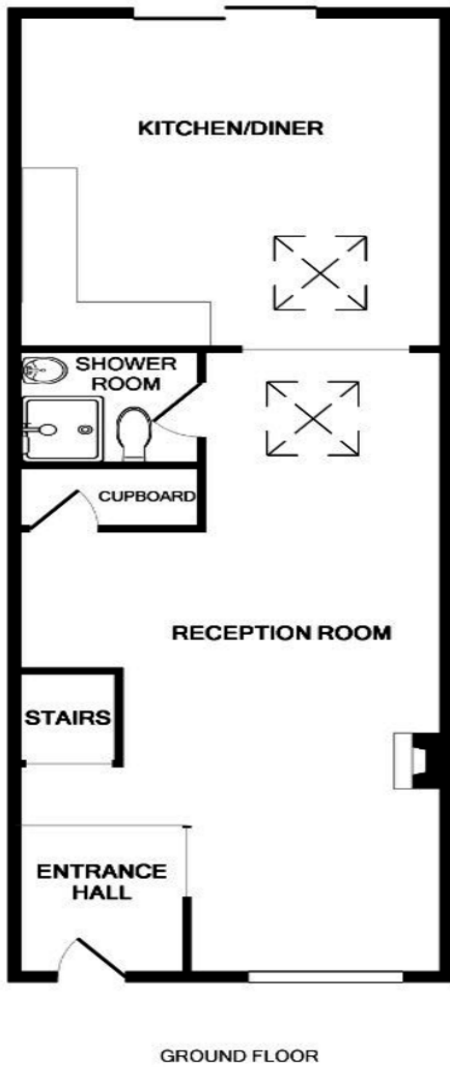
Pretty front garden predominately laid to lawn

#### REAR GARDEN

Measures approx. 75' in length. Offers a good degree of seclusion. Rear patio was historically a GARAGE and therefore subject to planning this may be able to be re-instated. Rear vehicle service road.







**ALLOTMENT**

50' 0" x 25' 0" (15.24m x 7.62m) Attached to 9 Broomstick Hall Road is a gift of use for a rear allotment. We understand this is still owned by the council but the owners of the property has the right of use to the area.

Use of this land needs to be verified by your legal representative

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 58   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy efficiency.

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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