



- PRETTY VICTORIAN END OF TERRACE
- THREE DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- CHARACTER FEATURES

Rue De St. Lawrence, Waltham Abbey, EN9 1PF

PRICE: £450,000 FREEHOLD

HOME OWNER OR INVESTOR? Character property currently presented at an HMO. Set in the heart of our 14th Century town centre. Large Victorian end of terrace retaining many character features. Courtyard garden.



Property Description

ARE YOU LOOKING FOR A CHARMING FAMILY HOME OR AN INVESTMENT PROPERTY?

This charming Victorian terrace property is ideally located in the heart of our 14th century town centre. The property is currently presented as HMO and the local authority have advised with current occupation a licence is not required and therefore will be of interest to investment purchasers. However the property does lend itself to an amazing family home.

Rue De St Lawrence is a small cul-de-sac a short flat walk from our historic town centre with its bi-weekly market and renowned Abbey Gardens. Tesco Superstore is almost adjacent to the property supported by a good selection of health care facilities.

The floor-plan offers a surprising depth to the property with the first floor landing extending to over 30ft in length.

The ground floor has two large reception rooms but this was originally a grand reception room with central chimney/fireplace. There is a good size kitchen breakfast room, utility room and modern ground floor shower room.

The first floor provides a long landing with space for an un-intrusive staircase if loft conversion was a consideration, three double bedrooms and a large family bathroom.

Most of the rooms still house the original cast iron fireplaces and there are attractive coving accents to most rooms.

Externally there is a small external courtyard which is enclosed with an attractive brick boundary.





If you are looking at the possibility of maintaining the HMO business, financial disclosure will be made to seriously interested parties.

ACCOMMODATION IN BRIEF COMPRISES:

GROUND FLOOR ENTRANCE HALL

24' 1" x 7' 2" (7.34m x 2.18m)

RECEPTION ONE

17' 5" x 13' 5" (5.31m x 4.09m)

RECEPTION TWO

13' 9" x 11' 11" (4.19m x 3.63m)

KITCHEN/BREAKFAST ROOM

15' 10" x 9' 6" (4.83m x 2.9m)

UTILITY ROOM

9' 0" x 7' 7" (2.74m x 2.31m)

GROUND FLOOR SHOWER ROOM

7' 7" x 5' 2" (2.31m x 1.57m)

FIRST FLOOR LANDING

31' 6" x 7' 3" (9.6m x 2.21m)

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

BEDROOM TWO

13' 10" x 11' 9" (4.22m x 3.58m)

BEDROOM THREE

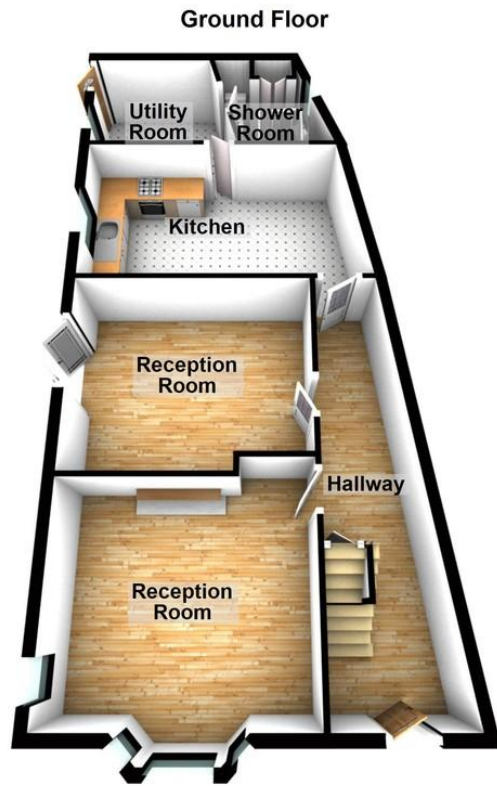
11' 11" x 9' 5" (3.63m x 2.87m)

FAMILY BATHROOM

14' 2" x 7' 7" (4.32m x 2.31m)

EXTERIOR

Court yard garden



EPC TO FOLLOW

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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