



- STUNNING PRESENTATION THROUGHOUT
- EXCELLENT OUTSIDE SPACE
- MODERN FITTED KITCHEN
- LUXURY SHOWER ROOM

Third Avenue, Galley Hill, Waltham Abbey, EN9 2AP

Beautifully presented 38' x 12' park home constructed in 2005 with EXCELLENT OUTSIDE SPACE situated on a semi-rural family park surrounded by Essex Countryside and bordering Epping Forest. The property has benefitted from numerous improvements by the current vendor and offers two on plot parking spaces. Modern kitchen and bathroom. Excellent order throughout.

PRICE: £110,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Beautifully presented 38' x 12' park home which has been subject to numerous and extravagant improvements by the current vendors who have developed the outside space into a private and useable area to relax or entertain.

Internally the property is presented to an immaculate standard throughout and benefits from a good size double bedroom to the front aspect with space for extensive storage solutions, as currently presented.

The kitchen has been replaced and re-designed in recent years to offer an attractive range of light grey wall and base units with a solid wood work top which is supported by a high gloss breakfast bar. There are a full complement of white goods that are available by separate negotiation and two built in storage cupboards. Double glazed French doors give access from the kitchen to the side garden which presents with an ornamental fish pond and space for dining table and chairs.

The colour palette extends into the lounge area with an attractive wall mounted electric fire providing a focal point. Additionally from the lounge there are another set of patio doors which provide access to a second private external garden area. This area is dressed with a garden suite and offers a pleasant outdoor lounge area for socialising.

Access to the modern shower room with white suite is granted from the lounge.

Externally the plot does offer a good use of the outside space available to the home and has been laid to astro-turf for ease of maintenance. There is close boarded





fencing to the boundary providing a sense of privacy and the front drive is laid to shingle and offers ON PLOT PARKING FOR TWO VEHICLES.

Other features include full LPG gas central heating and double glazing.

Breach Barns park is a family park set within the Essex countryside and welcomes pets. Purchaser should be aware that units are purchased cash and park homes can not be mortgaged

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

4' 9" x 2' 11" (1.45m x 0.89m)

LOUNGE

16' 4" x 11' 6" (4.98m x 3.51m) 16'4 reduces to 13'0

KITCHEN

11' 8" x 10' 2" (3.56m x 3.1m)

DOUBLE BEDROOM

11' 7" x 10' 4" (3.53m x 3.15m)

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

EXTERIOR

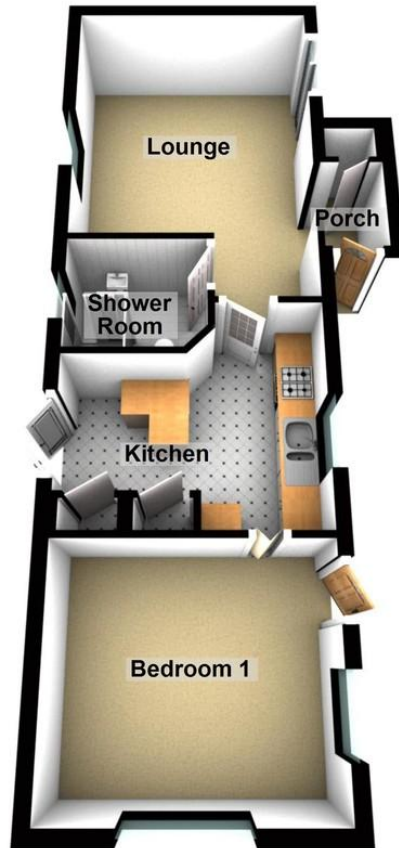
PRIVATE REAR GARDEN SURROUNDS THE UNIT

SUMMER HOUSE

9' 9" x 5' 8" (2.97m x 1.73m)

ON PLOT PARKING FOR TWO CARS

Ground Floor



CHARGES

Ground rent: £236.25 (£212.28 ground rent, £14.00 water, £10.00 road contribution) - subject to review January 2023

Council Tax - Band A with Epping Forest £1309.28

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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