



- SEMI DETACHED COTTAGE
- THREE DOUBLE BEDROOMS
- 50' X 20' LAWNED GARDEN
- 18' X 20' CAR PORT WITH ROLLER SHUTTER

Woollard Street, Waltham Abbey, EN9 1HB

Offers In Region Of £359,995

Semi detached character cottage in a highly sought after pedestrianised town centre setting that has been in same family ownership for approx. 70 years. Three double bedrooms (2 and 3 interconnect) , two reception rooms. 50' x 20' garden plus parking area. CHAIN FREE





## Property Description

Woollard Street is a highly regarded sought after pedestrianised cobbled street set in the heart of the 14th Century town centre. It is located a short flat walk of the historic Market Square which offers a bi-weekly market and a good selection of shops for day to day requirements including Tesco superstore. Additionally the picturesque Abbey Gardens and Townmead Park are close by for recreational activities.

Waltham Abbey is ideally located for the commuter with Junction 26 of the M25 motor way within a few minutes drive whilst Waltham Cross mainline BR station, Epping and Loughton underground stations are within driving distance for direct access into central London

This particular property has been in the same family ownership for approx. 70' years and is being offered to market CHAIN FREE.

The property is semi-detached and therefore has a larger plot extending to the side aspect which is additional to the gardens you would expect to see in Woollard Street.

The garden is a real feature of the property and extends to approx. 70' in depth. This is presented with a personal lawned garden with side pedestrian access measuring approx. 50' in depth and a double car port which measures approx. 18' incorporating the rear section of the garden.

The carport is accessed via rear service road and entered via an electric roller shutter and we understand there are external electric points supporting this.

The internal accommodation is presented on a traditional







cottage floorplan and offers two reception rooms, kitchen and shower room to the ground floor.

The first floor offers three double bedrooms and bedrooms two and three inter-connect as you would expect with a cottage of this style.

Other features include some original fireplace, gas central heating and full double glazing.

Internally the property would benefit from cosmetic improvement and this has been reflected in the competitive asking price.

**ACCOMMODATION IN BRIEF COMPRISES:**

**LOUNGE**

12' 3" x 12' 0" (3.73m x 3.66m)

**DINING ROOM**

10' 9" x 10' 0" (3.28m x 3.05m)

**KITCHEN**

8' 1" x 6' 5" (2.46m x 1.96m)

**REAR LOBBY**

Door to rear garden

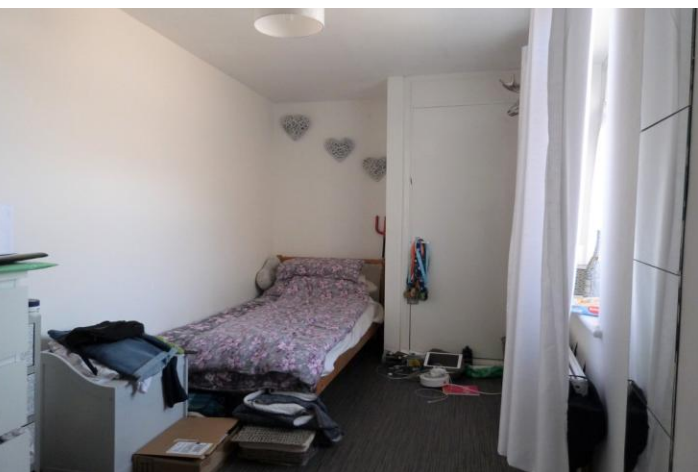
**GROUND FLOOR SHOWER ROOM**

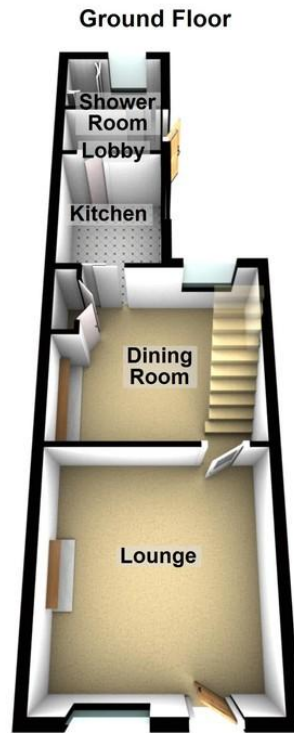
6' 5" x 4' 0" (1.96m x 1.22m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 3" x 12' 0" (3.73m x 3.66m)





**BEDROOM TWO**

10' 2" x 8' 1" (3.1m x 2.46m) Interconnecting to bedroom three

**BEDROOM THREE**

15' 8" x 6' 5" (4.78m x 1.96m)

**EXTERIOR**

**REAR GARDEN (APPROX)**

50' 0" x 20' 0" (15.24m x 6.1m)

**CARPORT**

20' 0" x 18' 0" (6.1m x 5.49m)

**CHARGES**

Freehold title

Council Tax - Band C within Epping Forest

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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