



- TWO/THREE BEDROOM TERRACE
- PERIOD FEATURES REMAIN
- TWO DOUBLE BEDROOMS
- USEABLE LOFT ROOM

Broomstick Hall Road, Waltham Abbey, EN9 1LN

PRICE: £349,999 FREEHOLD

Charming Victorian terraced property with original features remaining including open fireplace. Master bedroom suite with dressing area and en-suite shower room, further double bedroom and USEABLE LOFT ROOM WITH FIXED STAIRCASE. Two receptions. 100ft garden. Access to ALLOTMENT LAND for resident use. CHAIN FREE



Property Description

Attractive Victorian terrace property set on an elevated bank with wrought iron boundary on the outskirts of Waltham Abbey town centre. The property is ideally located walking distance of schooling for all ages and local bus routes provide access to neighbouring towns including Waltham Cross, Epping and Loughton for rail serves. Junction 26 of the M25 is within one mile.

The property itself has retained some period features which include open fireplaces* in the lounge and dining room and stripped wooden floorboards to some of the ground floor.

The property is offered with a traditional floorplan for a property of this age and style but the current vendor has tweaked the accommodation to ensure the best use of space and this has created areas of indulgence which is evident in the master bedroom.

The ground floor offers two good size reception rooms with the front room offering a large bay window with a attractive window seat. There is a cast iron fireplace which adds to the atmosphere of the main reception room and the dining room also has an open fireplace * and stripped wooden floorboards.

The kitchen is to the rear of the property and boasts a large ceramic butlers sink and gives access to the four piece bathroom. The bathroom is presented with a coloured roll top bath cast iron bath, recently installed free standing shower cubicle, low flush WC and pedestal wash hand basin. The original side walk-way has been covered with a poly-carbonate roof covering and has been developed over the years into a useful utility room/lean to area.

The bedrooms are presented to a high standard and the master bedroom has been designed to create a main bedroom suite. There is a large bedroom which leads onto a personal dressing area and further onto a good size shower room. The shower room presents with a freestanding shower cubicle, Victorian style wash hand basin and low level wc. Bedroom two is a double bedroom





and faces the front aspect.

Additionally to this floor is direct access via a fixed staircase to a useable loft room. The seller advises this has been used for many years as an informal third bedroom.

Externally the garden is a long rear garden and the front section is regularly used. The rear of the garden is currently overgrown and dis-used but the full boundary approaches approximately 100' in depth.

A real feature of this property is the free right of use to the ALLOTMENTS at the rear of the property. The terrace of homes with rear boundaries that are on the boundary line of the allotments have the right to use the space for their leisure as an allotment space. Access is granted to the allotments via a pedestrian right of way through the neighbouring properties. I understand that it is currently a thriving vegetable garden and an enjoyable neighbourhood area.

Being offered chain free, viewing is highly recommended

* fireplaces must be checked and swept prior to use*

ACCOMMODATION IN BRIEF COMPRISES:

FRONT RECEPTION

13' 5" x 12' 1" (4.09m x 3.68m)

REAR RECEPTION

12' 2" x 11' 3" (3.71m x 3.43m)

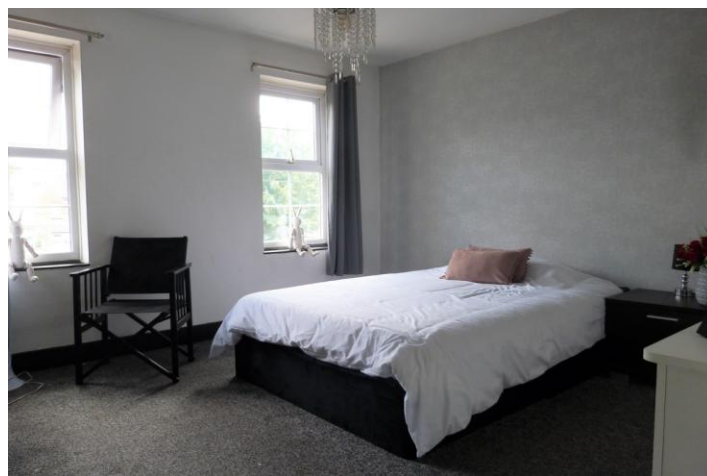
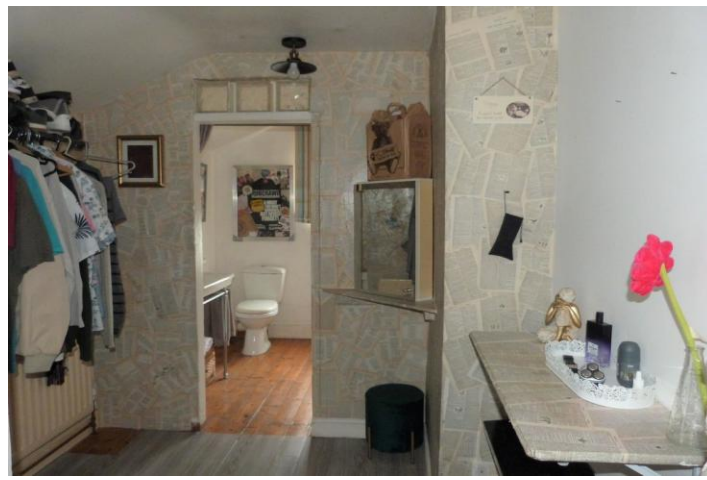
KITCHEN

10' 2" x 7' 3" (3.1m x 2.21m)

GROUND FLOOR BATHROOM

10' 4" x 6' 5" (3.15m x 1.96m)

LEAN-TO/UTILITY AREA





FIRST FLOOR LANDING

MASTER BEDROOM

12' 9" x 8' 3" (3.89m x 2.51m)

DRESSING ROOM

7' 5" x 6' 7" (2.26m x 2.01m)

EN-SUITE SHOWER ROOM

7' 6" x 6' 4" (2.29m x 1.93m)

BEDROOM TWO

12' 3" x 11' 1" (3.73m x 3.38m)

LOFT ROOM

12' 1" x 12' 0" (3.68m x 3.66m)

EXTERIOR

REAR GARDEN

100' 0" (30.48m Approx measurements)

FRONT GARDEN

Small courtyard style front garden

ALLOTMENTS

Access is granted via a pedestrian right of way over neighbours property. Free use of allotment land

CHARGES

Freehold title

Council Tax band C - Epping Forest DC - Noted as £1747.70

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 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