



- 30' x 20' PARK HOME
- LARGE CORNER PLOT
- RETIREMENT PARK FOR OVER 50'S
- NO PET POLICY ON SITE

Fowley Mead Park , Longcroft Drive, Waltham Cross, EN8 7SX

30' x20' park home on the popular Fowley Mead Park retirement site for residents aged 50 years or over. Larger than average corner plot. Mains gas supply. External storage sheds. No Pet policy on site. CASH PURCHASE ONLY

PRICE: £130,000 (Agreement regulated by the Mobile Homes Act)



Property Description

Situated on a large corner plot on the edge of the development with a secluded second line position we are delighted to offer this 30' x 20' double park home which is being offered chain free.

Fowley Mead Park is a popular and well regarded retirement park, centrally located and offering easy access to local shops, and bus routes to more comprehensive shopping facilities in Waltham Cross, Waltham Abbey and Cheshunt.

This property offers a large lounge to the rear aspect and French doors leading directly onto the large garden. There is a fitted kitchen and shower room and both would benefit from upgrading. There are two double bedrooms with the master offering a range of fitted wardrobe cupboards.

The garden extends to all sides of the unit with a large rear and side garden which arguably is one of the largest plots on the site. The two brick built outbuildings offer excellent storage solutions and one of the units provides plumbing for washing machine and therefore lends itself to a utility room.

Other features include mains gas central heating and double glazing.

Persons should note that the Fowley Mead Park development stipulates that residents must be over the age of 50 years of age and no dogs or commercial vehicles are allowed on site.





ACCOMMODATION IN BRIEF COMPRISES:

KITCHEN

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

INNER HALL

5' 6" x 2' 9" (1.68m x 0.84m)

LOUNGE

18' 9" x 10' 10" (5.72m x 3.3m)

BEDROOM ONE

10' 11" x 9' 1" (3.33m x 2.77m)

BEDROOM TWO

9' 2" x 9' 1" (2.79m x 2.77m)

SHOWER ROOM

6' 1" x 5' 6" (1.85m x 1.68m)

EXTERIOR

Larger than average corner plot in a second line position offering a good degree of privacy. Very large side lawn and rear courtyard

BRICK BUILT STORAGE SHEDS

Two brick built sheds for use within the ownership of the home.

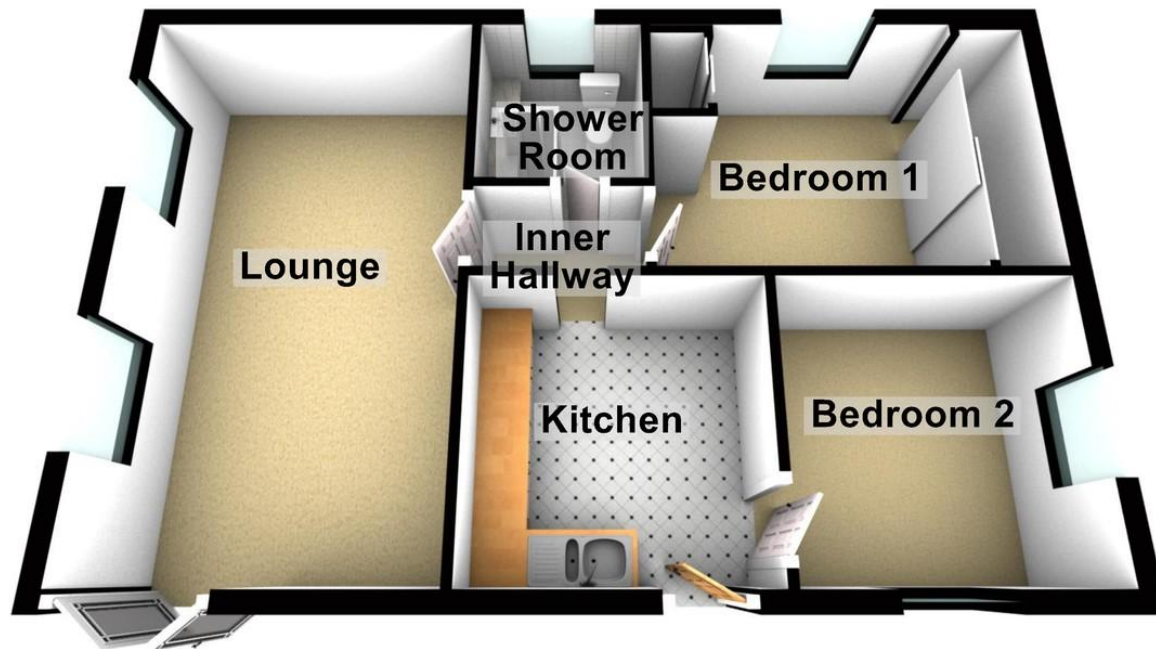
CHARGES

Ground Rent: £171.25 pcm

Council Tax - Band A within Broxbourne Borough Council



Ground Floor



EPC NOT REQUIRED

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

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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