



- 50' x 20' PARK HOME
- CONSTRUCTED 2011
- RETIRMENT SITE FOR OVER 50'S
- TWO DOUBLE BEDROOMS

**The Elms , Woodbine Close, Waltham Abbey, EN9 3RF**

Unusually large 50' x 20' park home on the popular Woodbine Park RETIREMENT SITE. Modern kitchen/diner with kitchen island and space for full size table and chairs. Two double bedrooms with the master boasting an en-suite dressing room and shower. Large shower room with double shower. On plot parking. Cash purchase only.

**PRICE: £220,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Woodbine Park is an established RETIREMENT park for residents aged 50 or over. The park is located on the edge of Epping Forest and with easy access to the M25 intersection. Directly outside the park are bus stops offering services to the towns of Loughton and Waltham Abbey. Additionally there is an on-site club house for residents and visitors.

This particular property is a larger style double park home that measures a generous 50' x 20'. The main focal point of the property is the large art deco kitchen with central island and integrated appliance including fridge freezer, dishwasher and washing machine. This area is supported by a good size dining area with space for a full size table and chairs.

The lounge is triple aspect affording an excellent level of natural light with large floor to ceiling windows and patio doors which lead to a small raised terrace.

The two bedrooms are both double and the main bedroom has an en-suite dressing room with fitted wardrobes and gives access to the personal en-suite shower room.

The second bedroom is also a double room with fitted wardrobes and this is supported by the large main shower room with double walk in shower and a range of base units housing the toilet and wash hand basin.

Externally there is on plot parking for two cars.

Residents should note that Woodbine Park is a pet friendly site and units must be purchased cash





## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE AREA

### KITCHEN/DINER

19' 4" x 15' 11" (5.89m x 4.85m)

### LOUNGE

19' 3" x 11' 9" (5.87m x 3.58m)

### INNER HALL

13' 2" x 2' 11" (4.01m x 0.89m)

### MASTER BEDROOM

9' 10" x 9' 5" (3m x 2.87m)

### EN-SUITE DRESSING AREA

5' 1" x 4' 7" (1.55m x 1.4m)

### EN-SUITE SHOWER ROOM

6' 5" x 5' 7" (1.96m x 1.7m)

### BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m)

### INDEPENDENT SHOWER ROOM

10' 1" x 9' 5" (3.07m x 2.87m)

### EXTERIOR

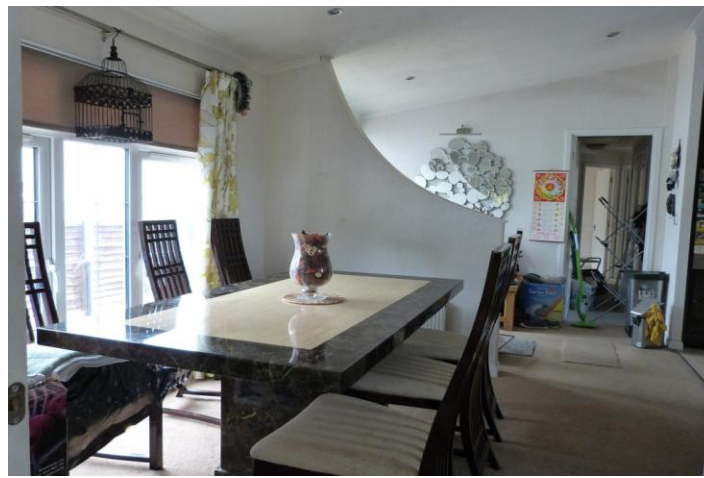
### GARDENS

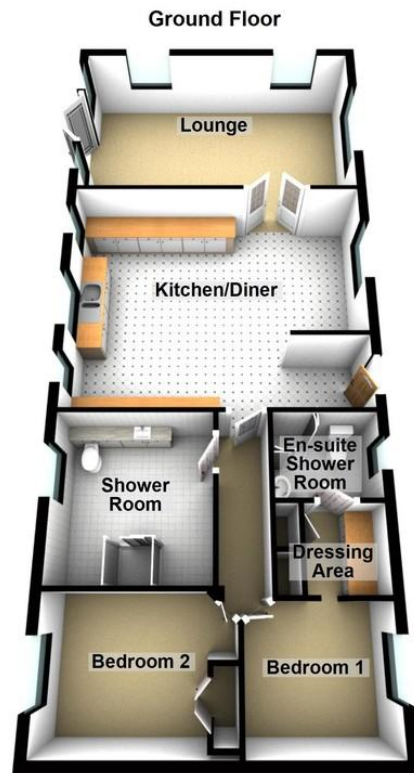
Gardens surround the unit and are professionally laid to briquette.

### CHARGES

Ground Rent charges: £269.34 pcm

Council Tax: Band A within Epping Forest District Council





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