



- 40' X 12' PARK HOME
- OVER 50'S RETIREMENT SITE
- HOME CONSTRUCTED 2017
- 2 BEDROOMS WITH FITTED WARDROBES

### The Cedars, Woodbine Close, Waltham Abbey, EN9 3RE

Immaculate 40' x 12' park home constructed in 2017 on the popular Woodbine Park retirement site for residents over 50 years. Two bedrooms. High gloss kitchen with fitted appliances. Two bedrooms with fitted wardrobes. On plot parking. Private gardens. Pet friendly site. CASH PURCHASE ONLY

**PRICE: £165,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

40' x 12' park home situated on the popular Woodbine Park retirementsite. The Woodbine Park sits on the edge of Epping Forest yet dose to local bus routes and local pubs. There is an on-site dub house and the park is centrally located for a ccess to the M25 and local shopping towns of Waltham Abbey and Loughton.

The unit which was constructed in 2017 is presented to an excellent standard and is being offered chain free. The accommodation offers entrance hall with storage space. The dual aspect lounge offers a contemporary style fireplace and is open plan to the kitchen diner. The kitchen area offers a high gloss kitchen with fitted appliances and leads onto the dining area with patio doors to the side exterior elevation

Both bedrooms are a good size with the master bedroom offering a full range of fitted wardrobe cupboards with overhead storage and complementing bedside units. Bedroom two offers a built in double wardrobe and complementing bedside units and additionally provides access to the personal loft space (un-inspected). The bathroom is presented with a white suite with panelled bath and hand held shower attachment, low flush WC and pedestal wash hand basin

Externally the gardens are a real feature of the property and have been professionally laid to briquette with a drive providing off road parking for two cars.

Other features include full double glazing and gas central heating.

Persons should note that Woodbine Park development operates an age restriction and residents must be aged 50 or over.





Being offered chain free viewing is highly recommended.

**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

12' 7" x 2' 9" (3.84m x 0.84m)

**KITCHEN/DINER**

11' 6" x 7' 5" (3.51m x 2.26m)

**LOUNGE**

11' 5" x 9' 9" (3.48m x 2.97m)

**MASTER BEDROOM**

9' 6" x 8' 8" (2.9m x 2.64m) Up to wardrobes

**BEDROOM TWO**

8' 2" x 7' 8" (2.49m x 2.34m)

**BATHROOM**

7' 3" x 4' 8" (2.21m x 1.42m)

**EXTERIOR**

**PERSONAL REAR GARDEN**

**ON PLOT PARKING**

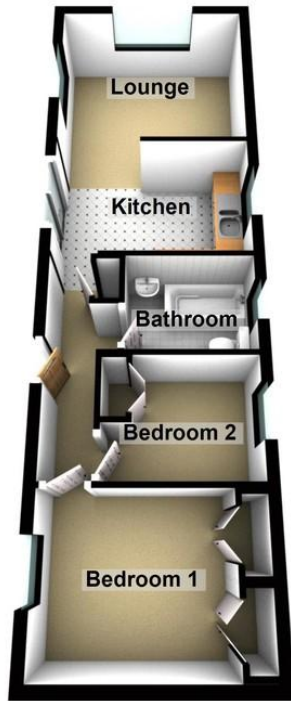
**CHARGES**

Council Tax Band A within Epping Forest District Council

Ground Rent: £257.60 pmc (includes Water)



Ground Floor



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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