



- LARGE 45' X 20' DOUBLE UNIT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- HOME OFFICE

Brookmeadow Way , Breach Barns Lane, Waltham Abbey, EN9 2AD

Spacious 45' x 20' park home on the established semi-rural family park at Breach Barns. Two double bedrooms plus a separate home office. Kitchen and utility room . On plot parking. CHAIN FREE. Pet friendly park. Cash purchase **only**.

PRICE: Asking Price Of £199,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Brookmeadow Way is an annexe to the main part of the development on the popular Breach Barns family park which welcomes well behaved family pets including dogs. The unit was constructed in 2010 and measures a generous 45' x 20'.

Breach Barns park is adjacent to open parkland and offers attractive woodland walks and open views over Essex countryside. There are resident peacocks on-site and herds of local deer are often seen in the immediate vicinity.

The home itself was constructed 2010 and has been well planned to provide a good living space offering a large dual aspect lounge/diner with comfortable space for a lounge suite and table and chairs. The kitchen is a real feature of the property being fitted with a full range of farmhouse style wall and base units with integrated appliances to include eye level oven, integrated fridge/freezer and dishwasher. The kitchen gives open arch access to the utility room which also offers a range of wall and base units which complement the main kitchen. The utility room houses an integrated washer/dryer and sites the main boiler which we understand has been recently serviced.



The inner hall with built in storage cupboards provides access to the remainder of the accommodation which offers two double bedrooms, a fitted formal home office and full bathroom.

Supporting the master bedroom suite is a full en-suite shower-room with white fittings and additionally a large walk in wardrobe. The second bedroom is a good size double with a full range of fitted wardrobe cupboards.



The independent bathroom offers a white suite and has been recently re-tiled in a modern grey tile.

Externally there is a paved garden which surrounds the unit and ample off road parking for two vehicles.

Other features to note is that the property has full double glazing, LPG gas supply and the unit is being offered chain free.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

LOUNGE/DINER

19' 2" x 18' 8" (5.84m x 5.69m) LSHAPED Reduces to 9'46

KITCHEN

11' 5" x 8' 0" (3.48m x 2.44m)

UTILITY ROOM

9' 2" x 4' 8" (2.79m x 1.42m)

MASTER BEDROOM

11' 5" x 9' 1" (3.48m x 2.77m)

WALK IN WARDROBE

6' 3" x 6' 1" (1.91m x 1.85m)

EN-SUITE SHOWER ROOM

6' 11" x 5' 10" (2.11m x 1.78m)

BEDROOM TWO

9' 9" x 9' 3" (2.97m x 2.82m)

HOME OFFICE

6' 2" x 5' 0" (1.88m x 1.52m)

INDEPENDENT BATHROOM



6' 8" x 5' 8" (2.03m x 1.73m)

EXTERIOR

Paved garden surrounds the unit

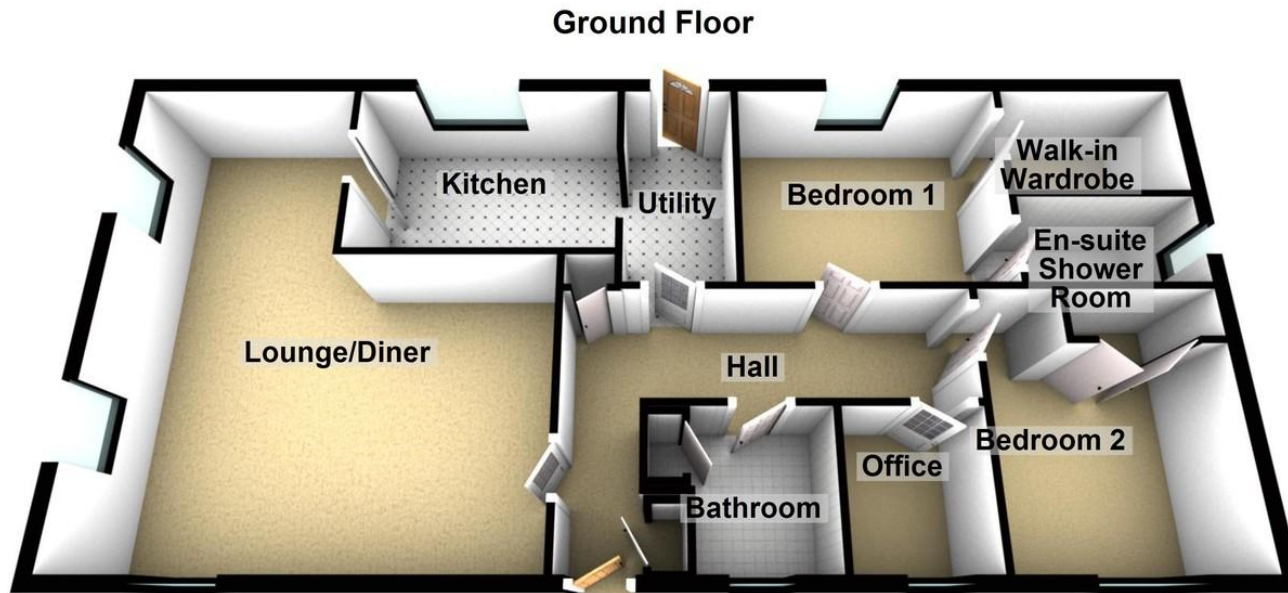
ON PLOT PARKING

Easy parking for two vehicles

CHARGES

Council Tax Band A within Epping Forest District Council

**Ground Rent; £235.00 per calendar month which includes
£10 road contribution and water supply/waste services**



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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