



- 36' X 12' PARK HOME
- PET FRIENDLY FAMILY PARK
- TWO BEDROOMS
- OPEN VIEWS TO REAR ASPECT

First Avenue, Galley Hill, Waltham Abbey, EN9 2AL

Offering open views over Essex countryside we offer this 36' x 12' park home on the semi-rural family park at Breach Barns. Two bedroom unit with kitchen/diner and full bathroom. Easy parking to the front of the property. Personal garden. CASH PURCHASE ONLY

PRICE: Offers In Region Of £80,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Situated on the popular semi rural family park at Breach Barns we offer this 36' x 12' park home which is situated on an excellent plot with open views to the rear over Essex countryside.

Breach Barns is a pet friendly site which is located adjacent to forestland which is enjoyed by local residents and dog walkers. There is an abundance of local wildlife including resident peacocks.

The property itself is being offered chain free and it should be noted that park homes are purchased cash and can not be mortgaged.

The accommodation offers a good size kitchen/breakfast room and lounge over looking the rear aspect and open countryside beyond. One double bedroom and one single guest bedroom which are supported by a full bathroom with white suite.

Externally there is a personal garden which surrounds the unit and there is easy parking to the front drive.

Other features include LPG gas central heating and full double glazing.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

5' 11" x 4' 9 Max" (1.8m x 1.45m)

LOUNGE

11' 7" x 9' 4" (3.53m x 2.84m)

KITCHEN/DINER

10' 3" x 11' 7" (3.12m x 3.53m)

BEDROOM ONE

9' 11" x 9' 2 Max" (3.02m x 2.79m)

BEDROOM TWO

8' 8" x 4' 4" (2.64m x 1.32m)

BATHROOM

5' 6" x 6' 6" (1.68m x 1.98m)

GARDEN

OWN DRIVE

CHARGES

Council Tax Band A within Epping Forest

Ground Rent: £236.28 per calendar month which includes
£10 road contribution and £14.00 water supply.



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