



- 42' x 12' PARK HOME
- FAMILY PET FRIENDLY SITE
- ON PLOT PARKING
- TWO DOUBLE BEDROOMS

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

Longer style 42 x 12' park home on the semi-rural park home site at Breach Barns. The property offers two good size bedrooms and off street parking. Large lounge with fireplace feature. The kitchen is fitted and offers space for table and chairs. Pet friendly family site. CASH purchase only.

**PRICE: £110,000** (Agreement regulated by the mobile homes act)



## Property Description

Longer style 42' x 12' park home which is sited on the popular family park at Breach Barns. Breach Barns is a semi-rural pet friendly park with open views over Essex countryside and adjacent to forestland which is enjoyed by local residents and dog walkers.

The units itself is being offered chain free and the accommodation in brief comprises a good size lounge with feature fireplace. The kitchen/breakfast room is fitted with a range of wall and base units and provides space for a table and chairs.

There are two good size bedrooms with the master bedroom offering a full range of fitted wardrobe cupboards. A full bathroom with white suite completes the internal accommodation.

Externally the plot provides a garden which surrounds the unit and off road parking is provided on the briquette drive.

The vendors have recently repainted and re-carpeted throughout and other features include LPG gas heating and full double glazing.





**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

9' 4" x 4' 8 Max" (2.84m x 1.42m)

**LOUNGE**

12' 3" x 11' 6" (3.73m x 3.51m)

**KITCHEN/DINER**

10' 11" x 11' 5" (3.33m x 3.48m)

**BEDROOM ONE**

9' 9" x 10' 2 Max" (2.97m x 3.1m)



**BEDROOM TWO**

8' 7" x 7' 8" (2.62m x 2.34m)

**BATHROOM**

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

**GARDEN**

**OFF ROAD PARKING**

**CHARGES**

Council Tax: Band A within Epping Forest District Council

Ground Rent: £236.25 which includes ground rent. £10

road contribution. £14.00 water supply charges





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

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

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