



- STUNNING VICTORIAN COTTAGE
- CLOSE TO EPPING FOREST
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS

### Pot Kiln Cottage , Woodgreen Road, Waltham Abbey, EN9 3SA

Offers In Region Of £450,000

ABSOLUTELY stunning Victorian cottage which has been subject to extensive and impressive renovation by current vendors. Semi-rural location close to historic Epping Forest. Large Garden. Off road parking. Two double bedrooms and two bathrooms. Fabulous contemporary open plan living space.





## Property Description

Absolutely stunning Victorian cottage in a highly sought after semi-rural location close to the edge of the historic Epping Forest and its associated facilities. Local shopping, bus routes and schools for all ages are within easy access as is the M25 intersection for the commuter. Both Epping and Loughton are within a 10 minute drive if a Central Line tube station is required.

The cottage has been subject to extensive renovations by the current vendor and is presented in a contemporary style with a cool modern colour palette throughout.

The living area is presented in an open plan style with travertine stone flooring leading to the bi-fold doors which open onto the exterior flooding the lounge area with natural light. There is space for a full size table and chairs and an open flue chimney adjacent to the window seat, providing a cosy dining area. The solid wood kitchen is a delight presented in a cool duck egg blue with solid wood work surfaces and integrated appliances. Additionally the ground floor accommodation offers a guest WC/utility room which houses the integrated washer dryer and low flush wc.

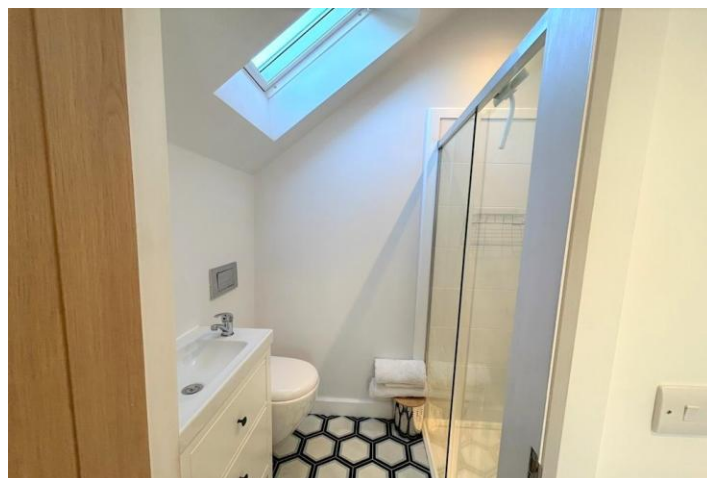
The first floor is presented on a traditional floorplan with a good size landing giving access to the two double bedrooms and bathroom. The master bedroom overlooks the rear aspect and provides entry to the loft space. Bedroom one is supported by an en-suite shower room with fully tiled double shower cubicle, vanity wash hand basin, close coupled wc and a tiled floor with underfloor heating.

Bedroom two is a double bedroom with a window overlooking the front aspect and features an open flue fireplace.

The main bathroom has been refitted with a white suite







comprising a 'P' shaped bath with overhead shower and glass screen, vanity wash hand basin and close coupled wc.

Externally the cottage presents with a sizeable West facing rear garden extending to approximately 40' x 40' and this has been landscaped to provide a large patio immediately at the rear with the remainder being laid to lawn. There is side pedestrian access to the front of the property.

The front garden has been laid to hardstanding to provide off road parking.

The whole property has been renovated to an excellent standard and will appeal to even the most discerning purchaser. Properties of this style in this location rarely come to market and therefore early viewing is highly recommended.

Our vendor is highly motivated to move and can offer the property as CHAIN FREE if the incoming party desire.

**OPEN PLAN LIVING AREA**

32' 6" x 12' 4" (9.91m x 3.76m)

**WC/UTILITY ROOM**

4' 9" x 4' 5" (1.45m x 1.35m)

**FIRST FLOOR LANDING**

10' 9" x 5' 1" (3.28m x 1.55m)

**MASTER BEDROOM**

12' 4" x 9' 10" (3.76m x 3m)

**EN-SUITE SHOWER ROOM**

6' 1" x 4' 2" (1.85m x 1.27m)

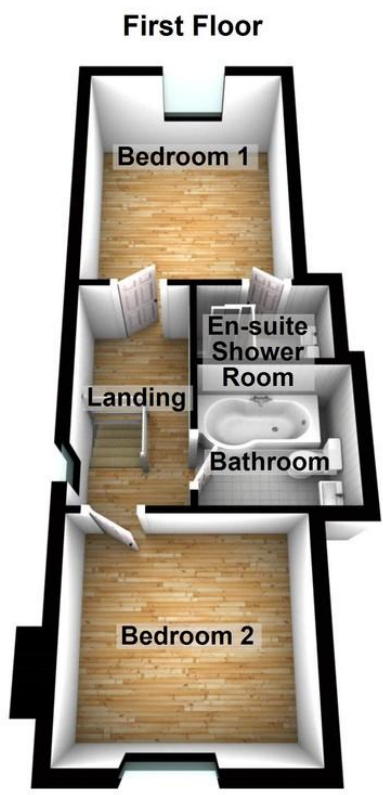
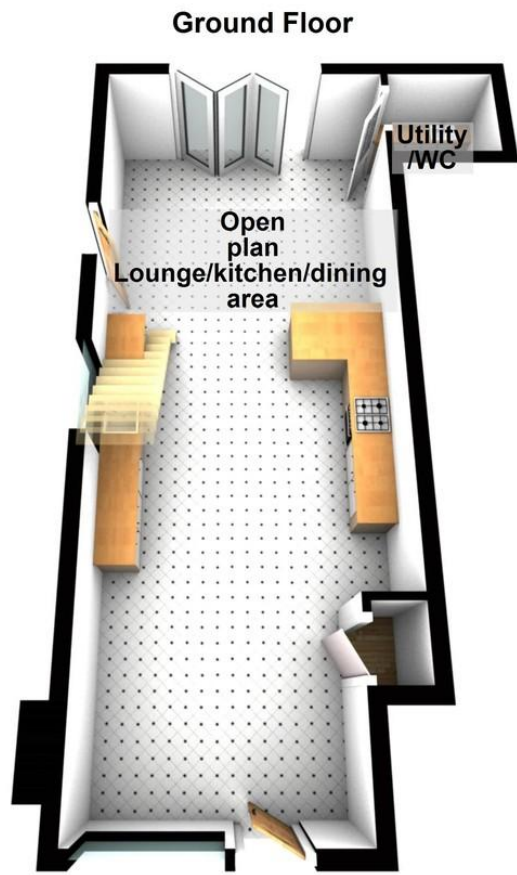
**BEDROOM TWO**

9' 11" x 9' 4" (3.02m x 2.84m)

**BATHROOM**

6' 9" x 6' 4" (2.06m x 1.93m)

**EXTERIOR**



**REAR GARDEN**

40' 0" x 40' (12.19m x 12.19m) Unmeasured.

**OFF ROAD PARKING**

**TITLE AND CHARGES**

Free hold title

Council tax - Band D within Epping Forest District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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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