

- TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- FITTED KITCHEN

Mayfield, Waltham Abbey, EN9 1TA

PRICE: £339,995 FREEHOLD

Good size mid terraced property offering TWO DOUBLE BEDROOMS, front and rear gardens and additionally a useful space for a utility room or home office. Good size lounge, fitted kitchen, and first floor bathroom. Centrally located close to schools for all ages and local shopping facilities. MOTIVATED VENDOR



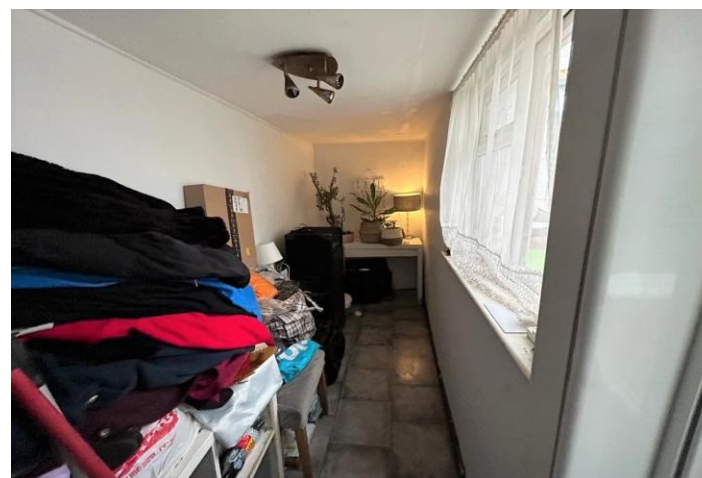
Property Description

Mayfield is a pedestrianised walkway situated on the Roundhills development which is well located being within easy access of local schools and shopping facilities.

The M25 motorway is within a few minutes drive whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are both within reasonable driving distance for direct access into central London.

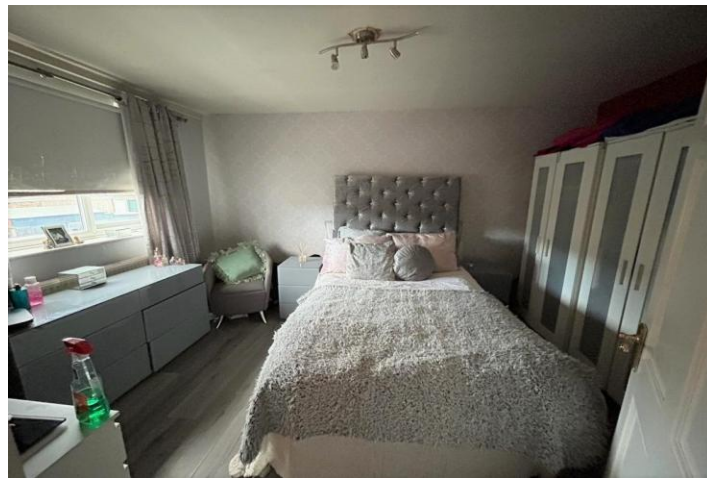
The property itself is presented on a traditional floorplan and the current vendor has developed the space to create useful additions including a utility room/ home office and an attractive outside space under the covered patio area.

The ground floor accommodation offers a generous hallway with stairs leading to the first floor level and provides access to the kitchen and lounge/diner. The lounge overlooks the front aspect with an open plan entrance to the dining area with double doors leading to the rear garden. The kitchen which overlooks the rear has a range of fitted wall and base units with contrasting work surfaces and grants access to the utility room/home office. This space could be developed into a variety of uses to suit any family dynamic.



The first floor level comprises a landing with airing/storage cupboard with access to both double bedrooms and bathroom.

Bedroom one is a good size front facing bedroom and has a walk in wardrobe, whilst bedroom two which is also a double room overlooks the rear. The bedrooms are supported by a fully tiled bathroom with a white three piece suite overlooking the rear aspect.



The rear garden has been designed for alfresco living with an attractive covered patio area, timber decking with Pergola and patio to rear with the main section of the garden being laid to astro-turf for ease of maintenance.

The vendor is highly motivated to move and early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

HALLWAY

12' 00" x 6' 1" (3.66m x 1.85m)

LOUNGE/DINER

22' 00 Max" x 11' 10 Max" (6.71m x 3.61m)

KITCHEN

10' 2" x 9' 10" (3.1m x 3m)

UTILITY/STUDY

13' 9" x 4' 4" (4.19m x 1.32m)

LANDING

8' 3 Max" x 7' 4 Max" (2.51m x 2.24m)

BEDROOM ONE

15' 2" x 8' 5" (4.62m x 2.57m)

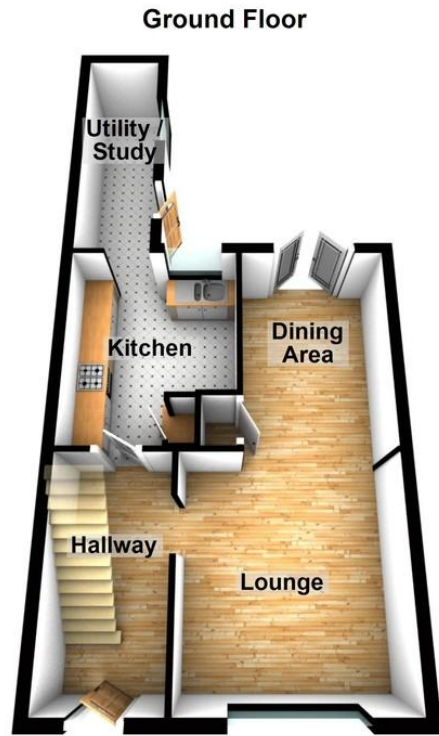
BEDROOM TWO

13' 2" x 9' 8" (4.01m x 2.95m)

BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m)





EXTERIOR

FRONT GARDEN

REAR GARDEN

CHARGES

Council Tax Epping Forest District Council Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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