



- CHAIN FREE PROPERTY
- SOUGHT AFTER DEVELOPMENT
- TWO BEDROOMS
- GARAGE

Arnold Road, Waltham Abbey, EN9 3YJ

PRICE: £375,000 FREEHOLD

CHAIN FREE semi-detached property on the highly regarded Meridian Park development adjacent to Gunpowder Park. Two double bedrooms, family bathroom. Ground floor wc, good size lounge and fitted kitchen. GARAGE and parking.



Property Description

Arnold Road is a well regarded road on the highly sought after Meridian Park development. Meridian Park is set adjacent to Gunpowder Park Nature reserve and the park is a recognised fitness location hosting the weekly Saturday morning park run. The park is easily accessed by a direct route for local residents and offers acres of protected parkland and bat sanctuary.

This particular property is an attractive red brick semi detached house with a single garage at the rear of the property and parking space to the front.

The accommodation in brief comprises entrance hall with stairs ascending and access to the guest cloakroom/wc, lounge and kitchen respectively.

There is access via double doors from the lounge to the rear garden and the kitchen which overlooks the front is well fitted with a full range of wall and base units.

The first floor provides two double bedrooms and full family bathroom with white suite.

Externally there is a lawned rear garden which grants access via a courtesy pedestrian door to the garage.

Being offered chain free with immediate vacant possession early viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

13' 10" x 3' 4" (4.22m x 1.02m)

CLOAKROOM/WC

6' 0" x 3' 1" (1.83m x 0.94m)

LOUNGE

14' 11" x 12' 8" (4.55m x 3.86m)

KITCHEN

9' 3" x 7' 10" (2.82m x 2.39m)



FIRST FLOOR LANDING

MASTER BEDROOM

12' 10" x 10' 0" (3.91m x 3.05m) Measurement up to the wardrobes

BEDROOM TWO

12' 1" x 8' 2" (3.68m x 2.49m)

FAMILY BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)



EXTERIOR

REAR GARDEN

GARAGE

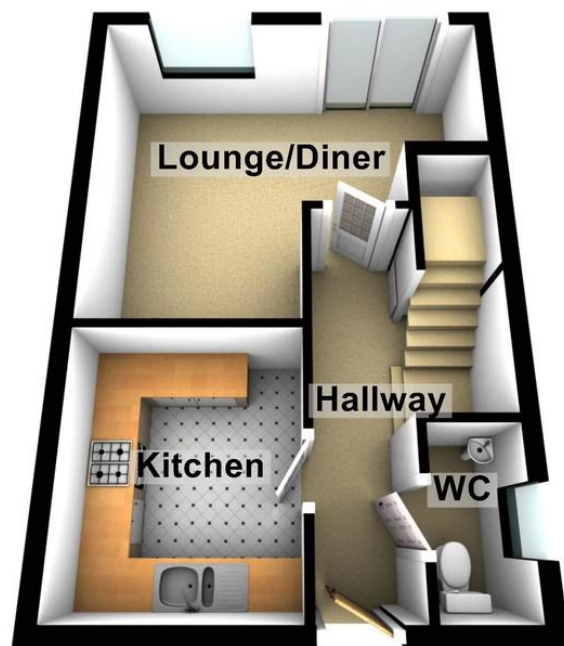
17' 3" x 8' 2" (5.26m x 2.49m)

CHARGES/TENURE

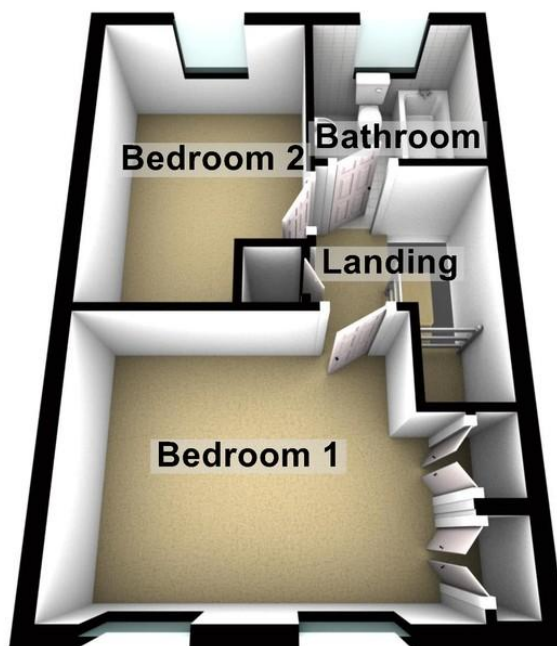
Freehold Title

Council Tax band D within Epping Forest

Ground Floor



First Floor



EPc ordered – to follow

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

www.rainbowestateagents.co.uk

01992 711222

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