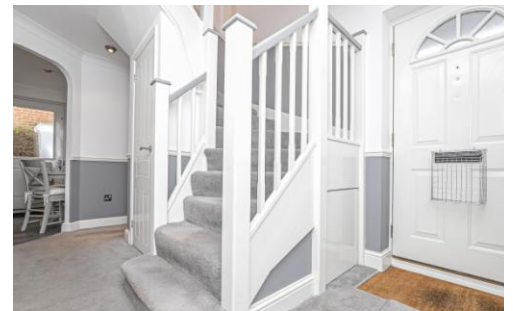


Stevenette



33 Harrier Way
Waltham Abbey, Essex, EN9 3JQ

Offers in excess of £725,000

PROPERTY FEATURES

- Detached House
- 4 Bedrooms
- Southwest Facing Garden
- Double Garage & Driveway
- Double Glazing
- Gas Central Heating

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this impressive detached family house occupies one of the best plots within this ever-popular development that is extremely well placed for access to the M25, town centre and other major locations including the station at Waltham Cross. The house, which has a southwest-facing garden has the benefit of a large driveway providing ample parking and complementing the generous double garage which, subject to all necessary consents, may have excellent potential for conversion to a home gym or annexe. 4 bedrooms (all with built-in wardrobes) are balanced by 3 reception rooms and a breakfast kitchen.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

19' 0" x 11' 4" (5.79m x 3.45m)

The measurement excludes a walk-in bay window.

DINING ROOM

10' 7" x 9' 2" (3.23m x 2.79m)

BREAKFAST KITCHEN

15' 9" x 10' 0" (4.8m x 3.05m)

STUDY

9' 8" x 9' 7" (2.95m x 2.92m)

WC



FIRST FLOOR

LANDING

BEDROOM 1

13' 2" max x 10' 2" max (4.01m x 3.1m)

EN-SUITE SHOWER & WC

9' 1" max x 5' 5" max (2.77m x 1.65m)

BEDROOM 2

11' 8" max x 9' 5" (3.56m x 2.87m)

BEDROOM 3

9' 5" x 8' 5" (2.87m x 2.57m)

BEDROOM 4

9' 5" max x 9' 0" (2.87m x 2.74m)

FAMILY BATHROOM & WC

6' 6" x 6' 3" (1.98m x 1.91m)

EXTERIOR

The house is approached over a length of asphalt driveway providing excellent parking facilities and providing access to the:

ATTACHED DOUBLE GARAGE

17' 10" x 17' 7" (5.44m x 5.36m)

REAR GARDEN

The rear garden is enclosed by fencing and is laid to lawn with a paved patio and planted borders.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'F'.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.



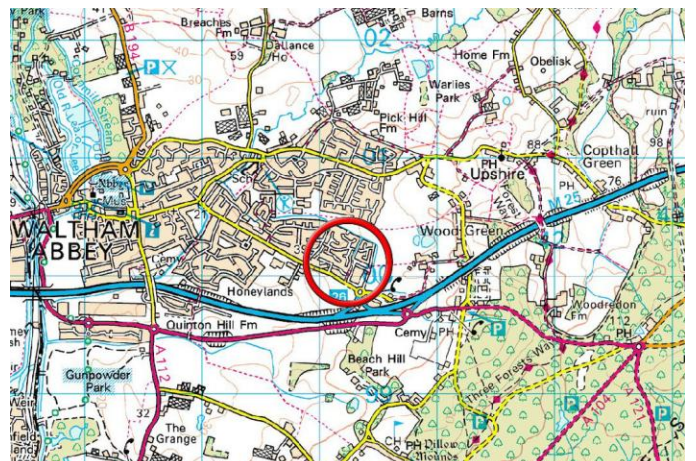
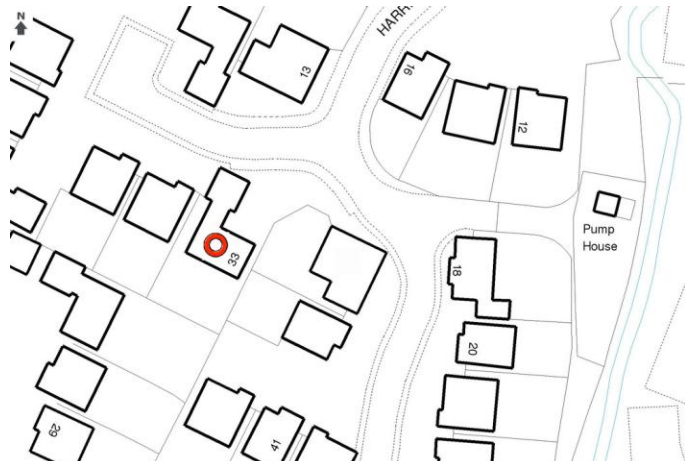



TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

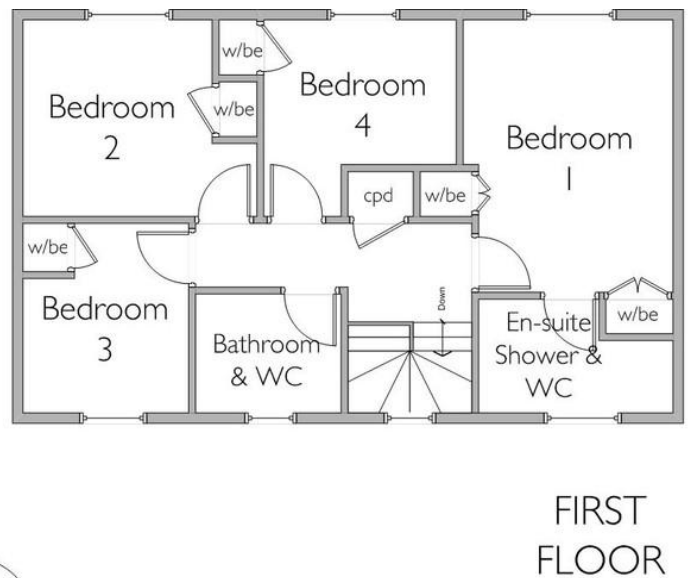
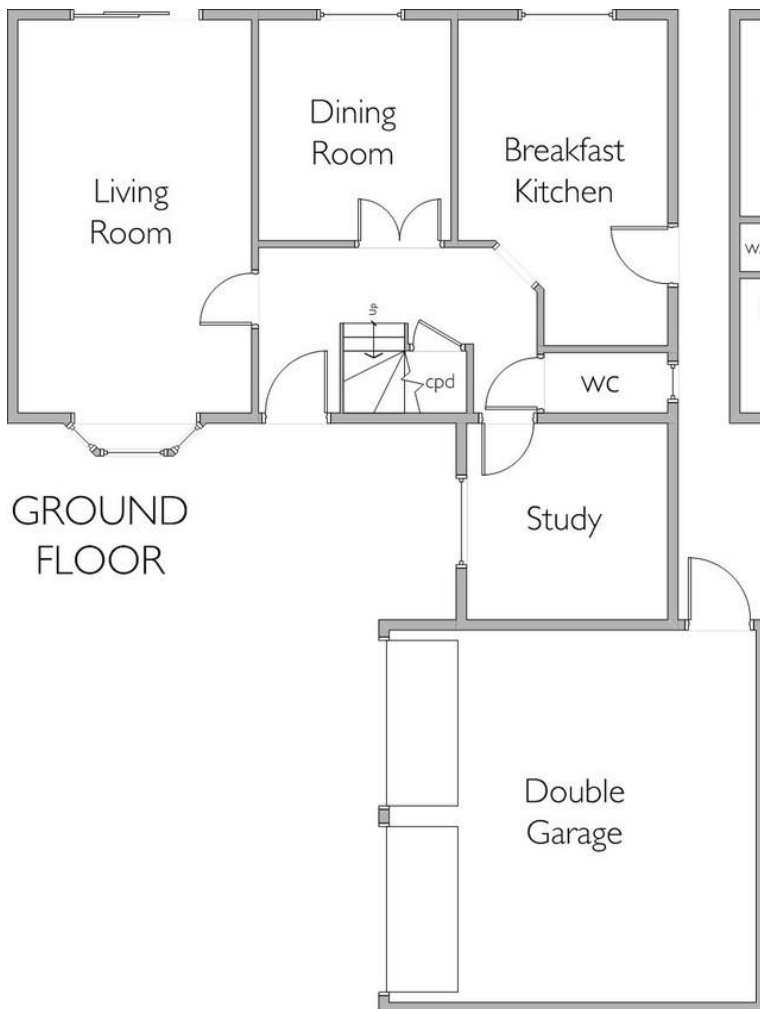
BROADBAND

It is understood that Fibre Optic Broadband is available in this area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Gross Internal Floor Area:
 Approximately 1209 sq.ft./ 112 sq.m.
 (Garage an additional
 315 sq.ft./ 29 sq.m.)

Floorplan drawn by
 Stevenette & Company

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
 232-234 High Street
 Epping
 Essex
 CM16 4AU

www.stevenette.com
 enquiries@stevenette.com
 01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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