



- 3 BEDROOM TERRACED HOUSE
- REAR SERVICE ROAD
- CHAIN FREE
- CUL-DE-SAC LOCATION

**Allison Close, Waltham Abbey, EN9 3NY**

**£425,000 Freehold**

**CHAIN FREE PROPERTY** Set within an established cul-de-sac on the Upshire Borders we offer this three bedroom terraced property. Ideally located close to local shops, bus routes to neighbouring towns for central line stations and schooling for all ages. M25 intersection is within a five minute drive.



## Property Description

, Allison close is a residential cul-de-sac on the Upshire/Waltham Abbey borders and is well placed for schooling for all ages. There are local shopping facilities close by at Upshire yet you are only approximately one mile from the historic town centre and its renowned Abbey Gardens and church.

The local bus routes provide access to both Waltham Abbey and additionally Epping if you require the Central Line Station. The M25 intersection is within a five minute drive providing direct access to the M11/A10 intersections.

Additionally Epping Forest and High Beech are within easy access for recreational pursuits.

This property is set within a terrace of similar type housing and the accommodation which is set on a traditional floorplan offers in brief an entrance porch leading to the hallway with stairs leading to the first floor level and access to the lounge/diner and kitchen.

The dual aspect lounge/diner is a good size and patio doors grant access to the lean-to at the rear which extends to the full width of the property. The kitchen is fitted with a range of wall and base units with contrasting work surfaces incorporating a built in oven and hob and door granting additional access to the lean-to and furthermore giving access to the rear garden.

The first floor offers two double bedrooms which overlook the front and rear aspects respectively, and bedroom three is a good size single rooms overlooks the front aspect. A family bathroom with white three piece suite completes the first floor accommodation.

The rear garden is mainly paved with a COVERED CAR PORT





which is accessed via a rear vehicular service road.

**PORCH**

5' 9" x 2' 9" (1.75m x 0.84m)

**HALL**

11' 1" x 5' 5" (3.38m x 1.65m)

**LOUNGE/DINER**

22' 11" x 11' 10 Max" (6.99m x 3.61m)

**KITCHEN**

12' 2" x 7' 4" (3.71m x 2.24m)

**LEAN TO**

17' 3" x 7' 5" (5.26m x 2.26m)

**LANDING**

8' 4" x 5' 4" (2.54m x 1.63m)

**BEDROOM ONE**

10' 7" x 10' 00" (3.23m x 3.05m)

**BEDROOM TWO**

11' 10 Max" x 11' 1" (3.61m x 3.38m)

**BEDROOM THREE**

7' 5" x 7' 3" (2.26m x 2.21m)

**BATHROOM**

5' 5" x 6' 10" (1.65m x 2.08m)

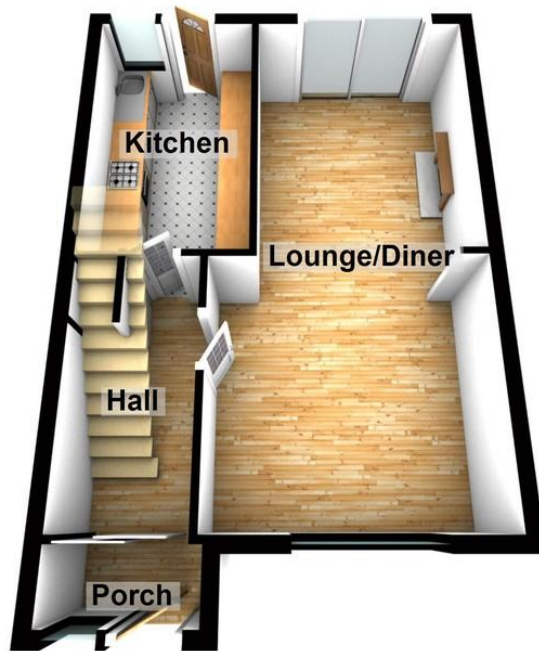
**REAR GARDEN**

**COVERED CAR PORT AT REAR**

**CHARGES**

Council Tax Epping Forest District Council Band D

### Ground Floor



### First Floor



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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