



- 36' x 20' PARK HOME
- ON PLOT PARKING
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE

The Maples , Woodbine Close, Waltham Abbey, EN9 3RW

36' x 20' Omar park home constructed in 2006 situated on the popular woodbine park RETIREMENT SITE FOR OVER 50'S. Two double bedrooms, large lounge and separate dining area. Good presentation throughout. On plot parking and personal lawned gardens.

PRICE: £169,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Woodbine Park is a popular pet friendly retirement park on the edge of Epping Forest for residents aged 50 or over. The park is well located with access to local bus routes and boasts an on-site club house for residents and visitors. There are two local pubs and local shopping facilities are available approximately one mile away in Upshire. Additionally the M25 intersection is close by offering easy commuter routes to the A10/M11 intersections

The home itself is a 2006 constructed 'Omar' and measures 36' x 20'. The accommodation is well presented throughout and offers a welcome reception hall which grants access to the remainder of the accommodation. The large dual aspect lounge leads into the separate dining area which is separated by multi-pane double doors so the area can be closed off from the main living area. There is an open arch from the dining area which leads onto the kitchen which is fitted with a range of wall and base units with contrasting works surfaces.

Both of the bedrooms are double rooms and both benefit from a full range of fitted wardrobes. The shower room which supports these bedrooms has been refitted in recent years and offers a walk in shower, low flush WC and pedestal wash hand basin.

Externally the lawned gardens surround the unit and there is hardstanding which is laid to briquette providing off road parking.

Other features include LPG gas heating and full double glazing.

Park homes are CASH PURCHASE ONLY and we encourage





interested parties to research The Mobile Homes Act to gain an understanding of park home legislation.

ACCOMMODATION IN BRIEF COMPRISES

ENTRANCE HALL

11' 9" x 5' 10" (3.58m x 1.78m)

LOUNGE

19' 4" x 12' 0" (5.89m x 3.66m) Maximum measurements

DINING ROOM

9' 7" x 7' 6" (2.92m x 2.29m)

KITCHEN

11' 0" x 7' 8" (3.35m x 2.34m)

BEDROOM ONE

10' 6" x 9' 4" (3.2m x 2.84m)

BEDROOM TWO

9' 4" x 8' 8" (2.84m x 2.64m)

SHOWER ROOM

6' 3" x 5' 3" (1.91m x 1.6m)

EXTERIOR

GARDENS

Lawned gardens surround the unit

ON PLOT PARKING

Briquette drive provides on plot parking

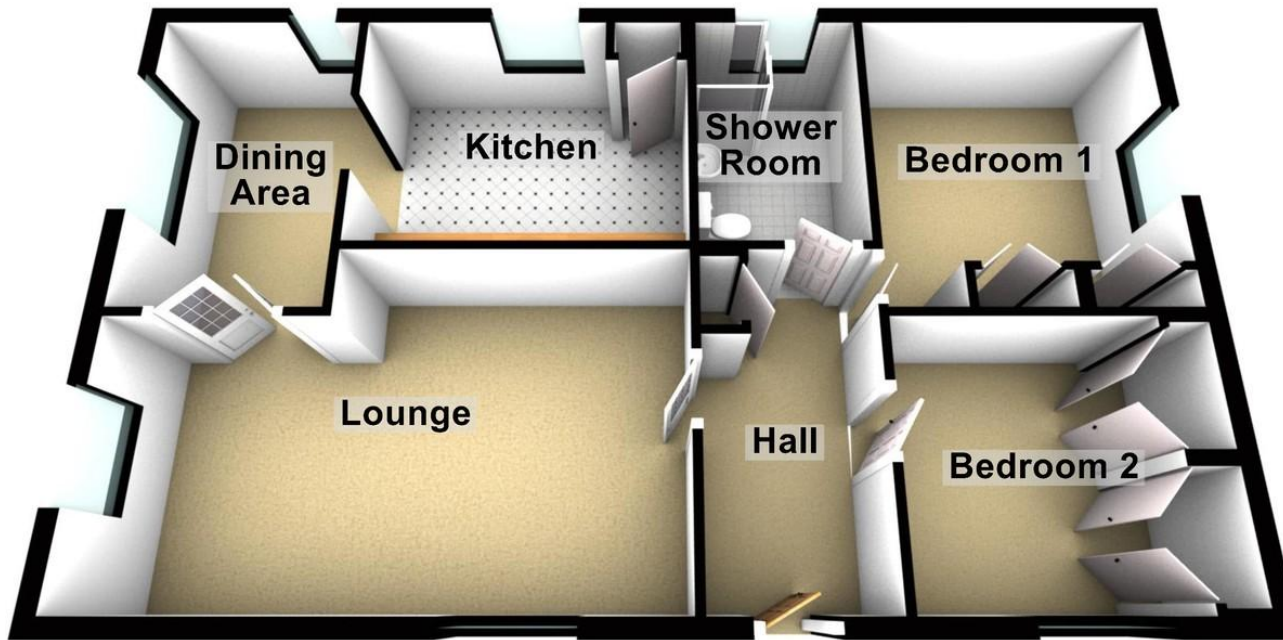
CHARGES

Ground Rent: £282.73 - Includes water supply charge of £30.45 pcm

Council Tax Band A within Epping Forest



Ground Floor



25 Market Square, Waltham Abbey,
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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 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.