



- PARKLAND VIEWS AT REAR
- THREE DOUBLE BEDROOMS
- SEMI-DETACHED PROPERTY
- INTEGRAL GARAGE AND PARKING

Roundhills, Waltham Abbey, EN9 1UN

THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY being offered chain free and enjoying views over OPEN PARKLAND to the rear. Integral garage and own drive. South facing Garden. Ground floor WC.

PRICE: £409,995 FREEHOLD



Property Description

Roundhills is an established development located just off Honey Lane, being within easy access of the M25 motorway and local day to day shopping facilities at the local parade of shops including a mini supermarket, chips shop and hairdressers. The historic town centre of Waltham Abbey and more comprehensive shopping facilities are within a 15 minute walk or five minute drive.

Schooling for all ages are offered at Leverton Primary school and King Harold academy whilst recreational facilities are available at nearby Larsens Park and the newly developed Leisure centre gym and pool.

For the commuter Waltham Cross mainline BR station or Epping and Loughton Underground stations are within driving distance for direct access into central London.

The property itself offers spacious living accommodation and it set on a traditional floorplan comprising, entrance porch giving access to the entrance hall with built in storage cupboard and stairs leading to the first floor landing. Additionally the entrance hall provides access to the guest cloakroom/WC. There is large lounge over looking the South facing rear garden and this is set open plan to the dining area which leads onto the fitted kitchen.

The kitchen has a range of fitted white high gloss wall and base units with contrasting work surfaces, with a door leading to the rear garden.

The first floor level comprises a landing with 2 built in cupboards and offers access to the three double bedrooms and bathroom.





Bedrooms one and three overlook the rear aspect with the main bedroom offering a built in wardrobe, bedroom two overlooks the front aspect. These are supported by a larger than average part tiled bathroom offering a three piece suite.

Externally there is a South facing rear garden with full width paved patio area and the remainder laid to lawn with side pedestrian access. The rear garden has an excellent open aspect over parkland and this is enjoyed from both the ground floor and first floor rear elevations.

The front exterior comprises a lawn area with a PERSONAL DRIVE providing parking for two vehicles and grants access to the INTEGRAL GARAGE with up and over door and power and light connected.

Being offered chain free viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

7' 8" x 3' 2" (2.34m x 0.97m)

HALL

8' 7" x 8' 2" (2.62m x 2.49m)

GUEST WC

4' 10" x 2' 9" (1.47m x 0.84m)

LOUNGE

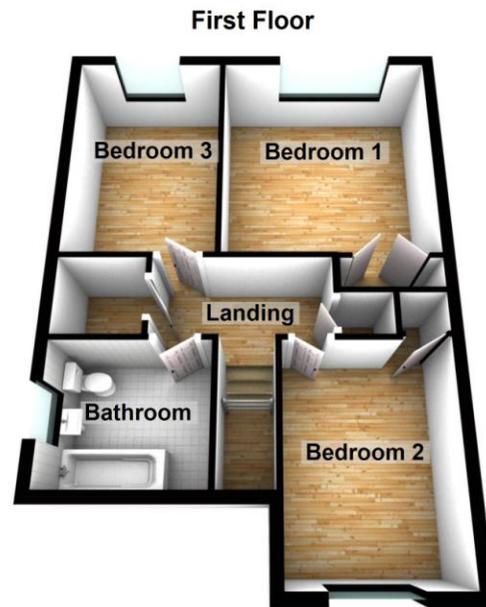
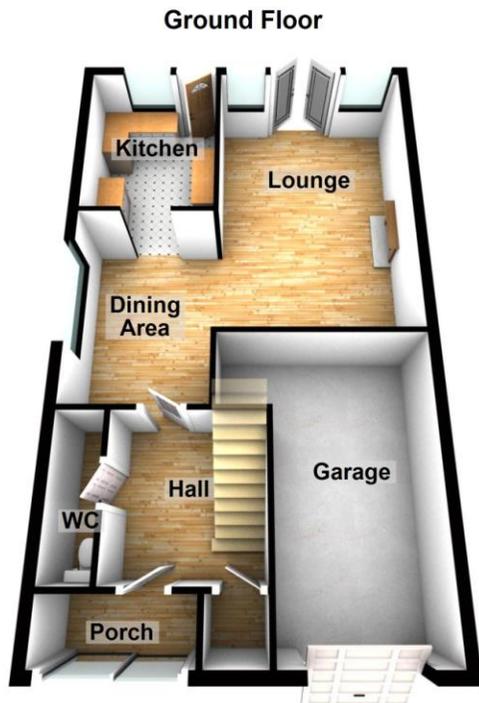
17' 10" x 11' 7" (5.44m x 3.53m)

DINING AREA

11' 10" x 8' 00" (3.61m x 2.44m)

KITCHEN

10' 1" x 8' 00" (3.07m x 2.44m)



LANDING

9' 4" x 4' 3" (2.84m x 1.3m)

BEDROOM ONE

12' 3" x 11' 7" (3.73m x 3.53m)

BEDROOM TWO

11' 7" x 8' 4" (3.53m x 2.54m)

BEDROOM THREE

12' 3" x 8' 00" (3.73m x 2.44m)

BATHROOM

7' 3" x 8' 2" (2.21m x 2.49m)

REAR GARDEN

INTEGRAL GARAGE

CHARGES

Council Tax Epping Forest District Council Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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