



- TERRACE RESIDENCE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN SHOWER ROOM

Fairways, Waltham Abbey, EN9 1ST

PRICE: £344,995,000 FREEHOLD

Spacious TWO DOUBLE BEDROOM terrace property ideally located within easy access of local shopping facilities, schools and Larsens Park recreational area. Lounge/diner, luxury fitted kitchen, modern shower room, useful utility/storage area. Front and rear gardens. Early viewing recommended



Property Description

Situated in a pedestrianised walkway on the Roundhills development we offer this well presented spacious two bedroom property located walking distance of local shopping facilities, schools for all ages and Larsens park recreational area.

Junction 26 of M25 motorway is within easy reach, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The well presented accommodation, set on a traditional floor plan, in brief comprises an entrance porch leading to the hall way with stairs ascending to the first floor and providing access to the lounge/diner and kitchen.

The lounge area overlooks the front aspect with laminated flooring and offers an open plan access to the dining area which boasts double glazed French doors providing access to the rear garden.

A modern replacement kitchen fitted with an attractive range of fitted wall and base units with wood effect contrasting work surfaces overlook the rear garden and furthermore provides access to the useful utility/storage area at the rear of the property.

The first floor accommodation comprises a landing with a storage cupboard, grants access to the loft space and doors to all bedrooms and the replacement shower room.

Bedrooms one and two overlook the front and rear aspects respectively, with a range of fitted wardrobes and a built in cupboard to the master bedroom.





A fully tiled shower room with modern suite and shower enclosure complete this level.

The rear garden comprises a patio area with the remainder being laid to lawn and rear pedestrian access and there if a good size lawed front garden.

A real feature of the property are the bespoke improvements the current vendors have invested in during their ownership. These include a UPVC welcome porch and replacement windows, refitted kitchen, newly installed boiler and rewiring of the property.

Early viewing is highly recommended



ACCOMMODATION IN BRIEF COMPRISES:

PORCH

6' 4" x 2' 10" (1.93m x 0.86m)

HALLWAY

12' 00" x 6' 1" (3.66m x 1.85m)

LOUNGE

11' 7" x 11' 10" (3.53m x 3.61m)

DINING AREA

11' 2" x 8' 00" (3.4m x 2.44m)

KITCHEN

10' 5" x 9' 11" (3.18m x 3.02m)

LOBBY

5' 2" x 3' 4" (1.57m x 1.02m)

UTILITY/STORAGE AREA

10' 6" x 4' 8" (3.2m x 1.42m)



Ground Floor



First Floor



FIRST FLOOR LANDING

8' 3" Max" x 7' 5" (2.51m x 2.26m)

BEDROOM ONE

13' 4" x 8' 5" (4.06m x 2.57m) To Fitted Wardrobes

BEDROOM TWO

13' 2" x 9' 8" (4.01m x 2.95m)

SHOWER ROOM

8' 2" x 5' 5" (2.49m x 1.65m)

REAR GARDEN

CHARGES

Council Tax Epping Forest District Council Band C

EPC ORDERED – TO FOLLOW

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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