



- TERRACE RESIDENCE
- THREE BEDROOMS
- TWO RECEPTIONS
- REAR GARDEN

Sewardstone Street, Waltham Abbey, EN9 1HZ

PRICE: £400,000 FREEHOLD

Attractive town centre property which is ideally located adjacent to our historic market square and the re-nowned and protected Abbey Church and gardens. Three bedrooms, ground floor bathroom and first floor WC. Two reception rooms. Modern fitted kitchen. VIEWING ESSENTIAL



Property Description

Rarely available town centre property which is ideally located adjacent to our historic Market Square which still hosts a bi-weekly market, and the comprehensive shopping facilities of the town centre. The re-nowned and protected Abbey Church and gardens with their notable history and attractive architectural buildings are within a few minutes flat walking distance.

This style of property is always highly sought after and is set in an attractive terrace of similar type housing with traditional walled front gardens and form an important part of the atmosphere of our town centre.

The property is well appointed with attractive Georgian style double glazing and gas central heating.

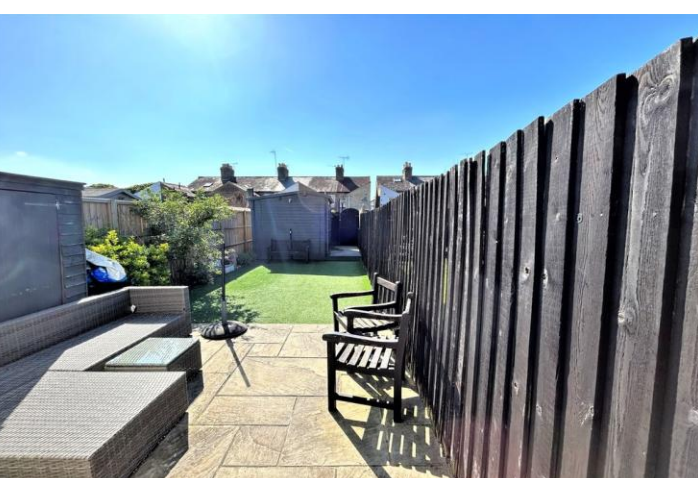
The accommodation to the ground floor provides two reception rooms, the lounge with a feature bay window overlooking the front aspect and dining room overlooking the rear which provides access to the kitchen. The kitchen presents with a range of cream wall and base units with contrasting work surfaces and built in oven and hob and there is access to the rear garden.

There is an attractive ground floor bathroom which is accessed via the kitchen is part tiled with a Victorian style suite which include a roll top bath with claw feet and shower cubicle.

The first floor accommodation comprises a generous size landing providing access to all bedrooms. The master bedroom with a built in cupboard overlooks the front aspect, whilst bedrooms two and three, overlook the rear aspect.

A first floor WC complete this level.





Externally the rear garden has been designed to be low maintenance complete with a feature paved stone patio, artificial lawn area, summerhouse and rear pedestrian access.

The property would make a suitable first time purchase and an internal viewing is strongly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE

15' 10" x 12' 11" (4.83m x 3.94m)

DINING ROOM

12' 10" x 10' 11" (3.91m x 3.33m)

KITCHEN

19' 9" x 8' 00" (6.02m x 2.44m)

GROUND FLOOR BATHROOM

8' 6" x 7' 8" (2.59m x 2.34m)

FIRST FLOOR LANDING

16' 10" x 2' 8" (5.13m x 0.81m)

BEDROOM ONE

12' 11" x 11' 1" (3.94m x 3.38m)

BEDROOM TWO

10' 11" x 9' 10" (3.33m x 3m)

BEDROOM THREE

11' 5" x 7' 11" (3.48m x 2.41m)

WC

5' 00" x 2' 10" (1.52m x 0.86m)

FRONT AND REAR GARDENS

CHARGES

Council Tax Epping Forest District Council Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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