



- 44' X 12 PARK HOME
- SEMI-RURAL FAMILY PARK
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM

### Third Avenue, Galley Hill, Waltham Abbey, EN9 2AP

44' x 12' Park home situated on the popular semi-rural family park at Breach Barns which is set adjacent to Essex countryside. Unit is approx. 16 years old and offers two double bedrooms, kitchen/breakfast room. On plot parking. CASH PURCHASE ONLY

**PRICE: £99,995** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Longer style 44' x 12' park home which is sited on the popular family park at Breach Barns. Breach Barns is a semi-rural pet friendly park with open views over Essex countryside and adjacent to forestland which is enjoyed by local residents and dog walkers.

The units itself is approx. 16 years old and the accommodation in brief comprises a good size lounge with feature fireplace. The kitchen/breakfast room is fitted with a range of wall and base units and provides space for a table and chairs.

There are two good size bedrooms with the master bedroom offering a full range of fitted wardrobe cupboards and the second bedroom offering a single fitted wardrobe. A full bathroom with white suite completes the internal accommodation.

Externally the plot provides a garden which surrounds the unit and off road parking is provided to the front of the property.

Other features include LPG gas heating and full double glazing.





**ACCOMMODATION IN BRIEF COMPRISES:**

**LOUNGE**

12' 4" x 11' 7" (3.76m x 3.53m)

**KITCHEN/BREAKFAST ROOM**

11' 7" x 11' 0" (3.53m x 3.35m)

**MASTER BEDROOM**

10' 3" x 9' 8" (3.12m x 2.95m) Measurement is up to the fitted wardrobes

**BEDROOM TWO**

8' 7" x 7' 7" (2.62m x 2.31m)

**BATHROOM**

6' 6" x 5' 6" (1.98m x 1.68m)

**GARDEN**

Garden surrounds the unit

**PARKING**

On plot parking to the front aspect

**CHARGES**

Ground rent: £256.00 per calendar month which includes water supply and road contribution charges

Council Tax: Band A



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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