



- DETACHED PROPERTY
- POTENTIAL FOR SIDE EXTENSION (STPP)
- THREE BEDROOMS
- LOUNGE/DINER

Woodbrook Gardens, Waltham Abbey, EN9 3DA

£580,000 FREEHOLD

POTENTIAL TO DEVELOP/EXTEND STPP Detached property on an unusually large plot set in a highly regarded cul-de-sac off Honey Lane. Three bedrooms, through lounge/diner. DOUBLE GARAGE with further parking. CHAIN FREE.



Property Description

Excellent opportunity to purchase a rarely available detached property on an exceptionally large plot with potential for extension/ development (stpp). The property is set in a cul-de-sac position and has historically purchased neighbours garden land to create an exceptionally large garden space. This may offer an opportunity for development subject to the usual planning consents .

The property itself has been owned by the same family from new and now presents in a loved but dated condition and would benefit from cosmetic improvement.

Set on a traditional floorplan the ground floor accommodation provides an entrance porch leading to a generous size hallway, with an understairs storage cupboard and providing access to both the kitchen and lounge/diner.

The kitchen has a range of fitted wall and base units, with contrasting work surface and provides access to the rear garden and open plan access to the dual aspect lounge/diner which also provides access to the rear garden via double glazed patio doors.

The first floor accommodation comprises a landing providing access to the bedrooms and bathroom. Bedrooms one and two both have fitted wardrobes and overlook the front and rear aspects respectively. The bathroom is fully tiled with a four piece suite including a corner bath and overlooks the rear aspect.

Externally a real feature of the property is the mature garden plot which extends beyond the expected boundary. The rear garden is predominately laid to lawn.





To the front aspect there is a paved drive with parking for two/three cars which grants access to the personal attached garage which is currently a garage/workshop with power and light connected.

PORCH

7' 9" x 3' 00" (2.36m x 0.91m)

HALL

14' 7" x 6' 9" (4.44m x 2.06m)

LOUNGE

16' 3" x 11' 10" (4.95m x 3.61m)

DINING AREA

14' 5" x 9' 1" (4.39m x 2.77m)

KITCHEN

10' 8" x 8' 11 Max" (3.25m x 2.72m)

EXTERNAL UTILITY/WC

10' 8" x 6' 3 Max" (3.25m x 1.91m)

LANDING

BEDROOM ONE

12' 6" x 11' 7 Max" (3.81m x 3.53m)

BEDROOM TWO

10' 00" x 9' 9" (3.05m x 2.97m) To fitted wardrobes

BEDROOM THREE

8' 4 Max" x 7' 3" (2.54m x 2.21m)

BATHROOM

8' 8 Max" x 7' 2" (2.64m x 2.18m)

GOOD SIZE REAR GARDEN

DOUBLE GARAGE

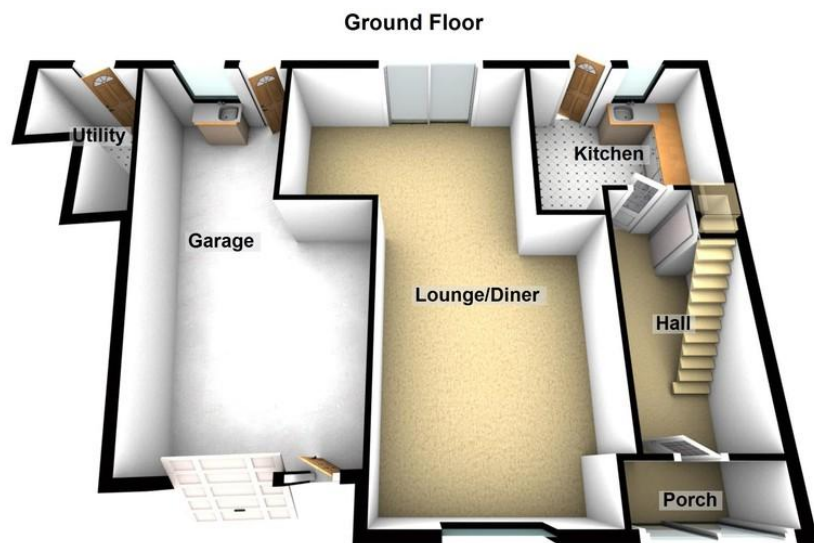
24' 9 Max" x 15' 2 Max" (7.54m x 4.62m)

CHARGES

Freehold Title

Council Tax: Band E within Epping Forest





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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