



- MEWS STYLE SETTING
- TWO DOUBLE BEDROOMS
- KITCHEN WITH QUARTZ WORKSURFACES
- ALLOCATED PARKING

Cleall Avenue, Waltham Abbey, EN9 1NQ

PRICE: £389,995 FREEHOLD

COMPLETELY REFURBISHED town centre property within a mews setting. Two double bedrooms. Modern kitchen with quartz work surfaces. Allocated parking space. Excellent order throughout.





## Property Description

Cleall Avenue is a pretty mews development set in the very heart of Waltham Abbey historic town centre. The town centre dates back to the 14th Century and is dominated by Waltham Abbey church and gardens with its notable royal history. The market square continues to offer a bi-weekly market and the main shopping centre offers a wide variety of shops to accommodate daily needs.

The property itself is set within the mews and is presented to an excellent standard throughout. The current owner has invested in some be-spoke cosmetic improvements and full redecoration throughout.

On entering the property the entrance hall provides ascending staircase to the first floor and access to the living area and recently installed kitchen. The kitchen units are presented in pale grey with a modern white quartz worktop and integrated appliances. To the rear of the property there is a good size living area which grants access to the personal lawned rear garden.

Two double bedrooms to the first floor are supported by the bathroom with white suite.

Externally within the courtyard setting the property benefits from one allocated parking space.

Other features include full double glazing and gas central heating.

The property would make a suitable first time purchase, or for those looking to downsize.

An internal viewing is strongly advised.







**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

9' 11" x 5' 9" (3.02m x 1.75m)

**LOUNGE**

13' 9" x 11' 10" (4.19m x 3.61m)

**DINING AREA**

10' 11" x 12' 00" (3.33m x 3.66m)

**KITCHEN**

9' 4" x 5' 11" (2.84m x 1.8m)



**LANDING**

6' 1" x 5' 7" (1.85m x 1.7m)



**BEDROOM ONE**

11' 10" x 8' 10" (3.61m x 2.69m)

**BEDROOM TWO**

8' 9" x 8' 00" (2.67m x 2.44m)

**BATHROOM**

6' 1" x 5' 11" (1.85m x 1.8m)



**REAR GARDEN**



**ALLOCATED PARKING SPACE**

**CHARGES**

Council Tax Epping Forest District Council Band C

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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