



- HIGHLY SOUGHT AFTER LOCATION
- FOUR BEDROOM SEMI
- EXCEPTIONALLY LARGE CORNER PLOT
- GARAGE AND PARKING

The Cobbins, Waltham Abbey, EN9 1LH

£750,000 FREEHOLD

Located in arguably one of the most sought after cul-de-sacs within Waltham Abbey we offer this spacious four bedroom semi detached residence. **LARGE CORNER PLOT**, garage and parking.



Property Description

Attractive four bedroom semi-detached property set in arguably one of the most sought after cul-de-sacs in Waltham Abbey. The property is as originally built providing a four bedroom home and still offers enormous potential for extension or development in line with neighbouring properties. A real feature of this particular home is the situation within the cul-de-sac as the corner plot offers an enormous dual aspect lawned garden.

The home itself is set back from the highway with a good size frontage offering off road parking which leads onto a personal garage with up and over door.

The current vendors have made some important improvements to the property including a replacement bathroom and newly fitted high gloss kitchen.

Internally the property is set on its traditional floorplan offering excellent accommodation for the growing family.

In brief the ground floor accommodation comprises a generous size hallway which provides access to the lounge, kitchen/diner and ground floor WC.

The lounge is dual aspect with double glazed French doors leading to the rear garden. The kitchen/diner is spacious with a range of high gloss units with a window and French doors leading to the rear garden and providing access to the garden room which has laminated flooring, and provides access to the rear garden, utility room, walk in storage cupboard, garage and front garden/drive.

The spacious first floor accommodation provides a generous landing providing access to four good size





bedrooms, a recently refurbished bathroom.

Bedrooms two, three and four all have built in wardrobes, whilst a fully tiled bathroom with modern suite complete this this level.

Externally a real feature of the property is the large rear garden which is predominately laid to lawn and easy parking is granted on the drive to the front of the property which leads to the personal garage with up and over door.



PORCH

7' 11" x 3' (2.41m x 0.91m)

HALLWAY

13' 4" x 8' 6 Max" (4.06m x 2.59m)

LOUNGE

18' 10" x 12' 00" (5.74m x 3.66m)

KITCHEN/DINER

21' 11" x 9' 10" (6.68m x 3m)

GARDEN ROOM

13' 00" x 10' 6" (3.96m x 3.2m)

UTILITY

6' 00" x 4' 5" (1.83m x 1.35m)

GROUND FLOOR WC

7' 6" x 3' 1" (2.29m x 0.94m)

LANDING

15' 9 Max" x 8' 7" (4.8m x 2.62m)

BEDROOM ONE

15' 7" x 9' 10" (4.75m x 3m)

BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

BEDROOM THREE

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

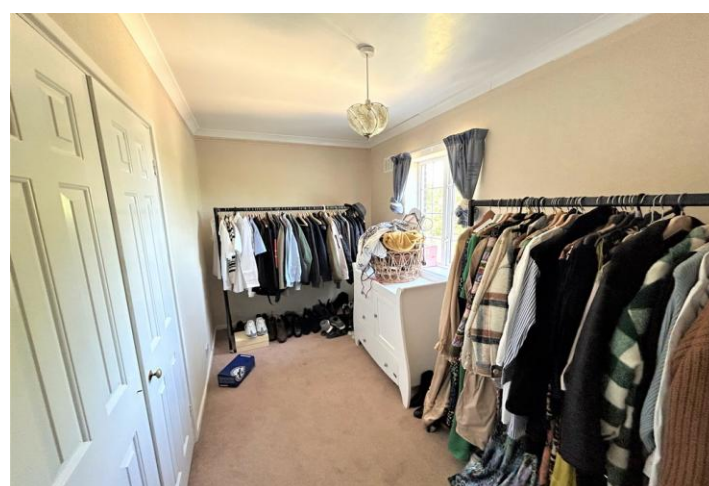
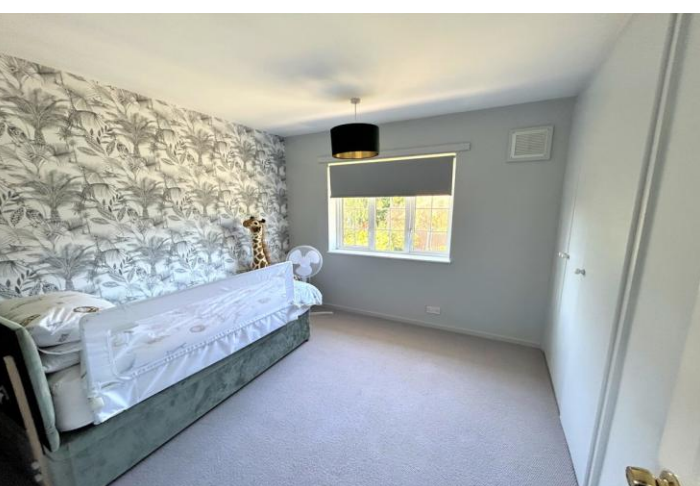
BEDROOM FOUR

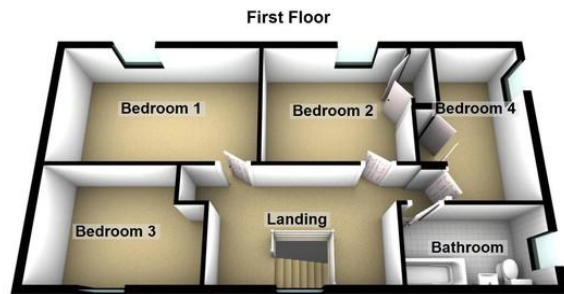
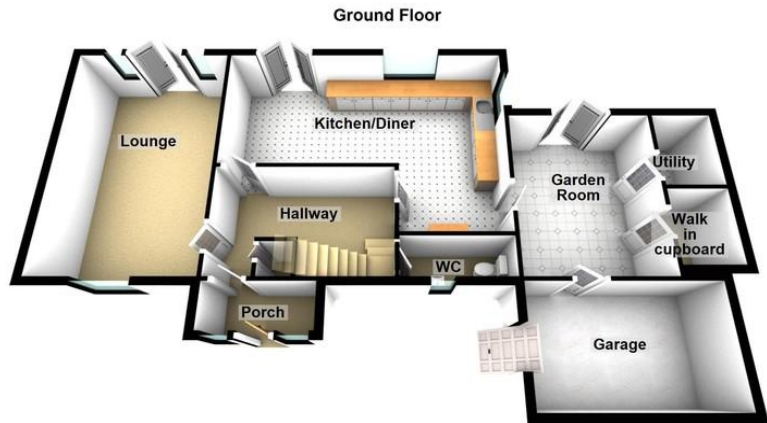
13' 00" x 6' 6" (3.96m x 1.98m)

BATHROOM

10' 2" x 5' 5" (3.1m x 1.65m)

REAR GARDEN/CORNER PLOT





GARAGE

13' 8" x 8' 7" (4.17m x 2.62m)

CHARGES

Council Tax Epping Forest District council Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 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