

- EXTENDED SEMI DETACHED HOUSE
- PARKING FOR SIX CARS
- STUDY/UTILITY
- SOUTH FACING GARDEN

Rochford Avenue, Waltham Abbey, EN9 1SD

PRICE: Offers over £450,000 FREEHOLD

REALISTICALLY PRICED PARKING FOR SIX CARS with this beautifully maintained semi-detached property. Large living area with L shaped rear extension providing good size through lounge, L shaped kitchen/breakfast room, utility and guest WC. South facing rear garden.



Property Description

Set in an excellent position walking distance of Waltham Abbey historic town centre, Larsens park playing fields, local shops and schooling for all ages we are delighted to offer this extended semi-detached family home.

The property has been sensitively extended to provide excellent living space for a growing family and has the benefit of a home office/study and guest WC along with the traditional accommodation you would expect for a property of this style.

In brief the ground floor accommodation comprises a porch leading through to the hallway, with stairs leading to the first floor landing, and further provides access to the through lounge and kitchen.

The lounge overlooks the front aspect with open plan access to the dining area which has French doors leading to the rear garden. There is open plan entrance to the kitchen which presents with an attractive range of fitted wall and base units with contrasting work surfaces and access to the utility/study.



A utility/study which forms part of the extension is to the side of the property and leads to a rear lobby which also provides access to the rear garden and the useful ground floor WC

Rising to the first floor the accommodation offers a landing which grants access to bedrooms and bathroom.

The master bedroom overlooks the front aspect and has a range of fitted mirror wardrobes, whilst bedrooms two and three overlook the front and rear aspects respectively. A



fully tiled bathroom with a modern suite complete this level.

The rear garden has been designed to be low maintenance with part paved stone and block paved areas, artificial lawn area and summerhouse with power and light, the garden also extends to the side with two gates for side pedestrian access.

The front garden is has been professionally laid to briquette and offers extensive parking for up to six vehicles.



ACCOMMODATION IN BRIEF PROVIDES:

PORCH

5' 9" x 3' 10" (1.75m x 1.17m)

HALLWAY

12' 4" x 5' 10" (3.76m x 1.78m)

LOUNGE

23' 9" x 11' 5 Max" (7.24m x 3.48m)

DINING AREA

15' 4" x 8' 4 Max" (4.67m x 2.54m)

KITCHEN

12' 00" x 8' 6" (3.66m x 2.59m)

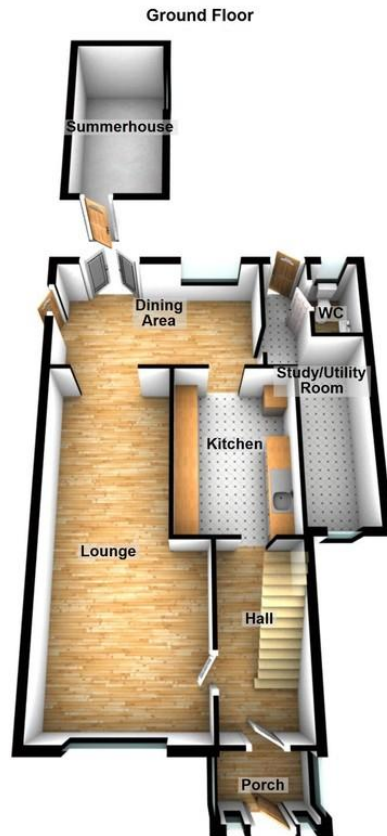
UTILITY/STUDY

14' 00" x 4' 8" (4.27m x 1.42m)

GROUND FLOOR WC

5' 10" x 3' 6" (1.78m x 1.07m)





LANDING

7' 8" x 5' 11" (2.34m x 1.8m)

BEDROOM ONE

12' 7" x 8' 5" (3.84m x 2.57m)

BEDROOM TWO

11' 6" x 10' 6" (3.51m x 3.2m)

BEDROOM THREE

9' 7" x 7' 00" (2.92m x 2.13m)

BATHROOM

5' 5" x 7' 9" (1.65m x 2.36m)

REAR GARDEN

OWN DRIVE

CHARGES

Council Tax Epping Forest District Council Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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