



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- EXTENDED KITCHEN DINER
- GROUND FLOOR WC

Downlands, Waltham Abbey, EN9 1UH

PRICE: Offers In Excess Of £399,995 FREEHOLD

Set opposite open WOODLAND we offer this well presented and EXTENDED 3 bedroom semi-detached property with GARAGE AND PARKING. There is a large useable front garden and a private low maintenance rear garden. The property has been subject to numerous substantial improvements by the current vendors. EXCELLENT FAMILY HOME



Property Description

Ideally located on the edge of an established residential development with open views over an attractive woodland to the front aspect which we understand encourages an abundance of wildlife including deer, foxes and squirrels we offer this attractive family home. The plot of this particular property is a good size with useable front garden and a secluded rear garden. There are local facilities including schools for all ages and a local parade of shops for day to day needs.

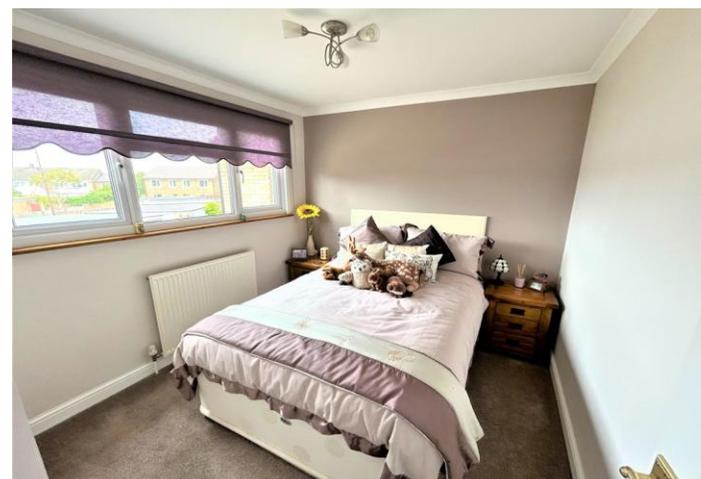
The property has a large ground floor kitchen/diner extension and is presented to an excellent standard internally. There have been a number of quality improvements including a replacement boiler.

The accommodation projects a good amount of natural light throughout and the ground floor provides an entrance hall providing access to the lounge and guest WC .

The lounge overlooks the picturesque front garden with a variety of established shrubs and trees and grants access to the first floor and additionally access to the extended kitchen/diner. The kitchen/diner has a range of fitted wall and base units with contrasting work surfaces, space for a full size table and chairs and French doors leading to the rear garden.

The first floor accommodation comprises a landing providing access to the bedrooms and bathroom.

Bedroom one has a range of fitted wardrobes and overlooks the front aspect, whilst bedrooms two and three are a double and single rooms and look over the rear and front aspects respectively.





A fully tiled bathroom with a modern suite overlooking the rear aspect complete this level.

Externally the position of this property provides a good degree of privacy with the woodland front aspect and the private rear garden which is not overlooked from the rear. The lawned front garden is a useable space which in our opinion is an ideal childrens garden leaving the rear garden as an extension of the property for al-fresco dining and adult conversation.



The personal garage is at the rear of the property with up and over door and further parking space for one vehicle.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

6' 00" x 3' 1" (1.83m x 0.94m)

LOUNGE

15' 11" x 14' 1" (4.85m x 4.29m)

KITCHEN/DINER

18' 7" x 15' 11 Maz" (5.66m x 4.85m)

GUEST WC

4' 3" x 2' 6" (1.3m x 0.76m)

FIRST FLOOR LANDING

8' 1" x 6' 2" (2.46m x 1.88m)

BEDROOM ONE

12' 00" x 8' 10" (3.66m x 2.69m)

BEDROOM TWO

8' 10" x 8' 7" (2.69m x 2.62m)

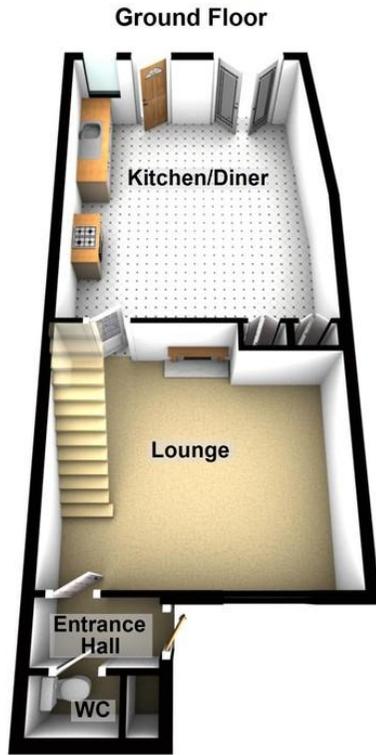
BEDROOM THREE

8' 11" x 6' 9" (2.72m x 2.06m)

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)





EXTERIOR
FRONT AND REAR GARDENS
GARAGE TO REAR

CHARGES:

Title : Freehold

Council Tax: Band D within Epping Forest

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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