



MERIDIAN PARK DEVELOPMENT

THREE GOOD SIZE BEDROOMS

GARAGE EN BLOC

KITCHEN /DINING AREA

Greenwich Way, Waltham Abbey, EN9 3YS

Situated within a courtyard setting on the popular Meridian Park development, Rainbow Estate agents present to the market this well presented and deceptively spacious end of terrace residence. Three double bedrooms, open plan kitchen/conservatory, garage En bloc. An internal viewing is strongly recommended.

PRICE: £500,000 FREEHOLD



Property Description

Nestled within a courtyard setting on the popular Meridian Park development an opportunity to purchase this family home which must be viewed to be fully appreciated.

The property is within easy access of the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

Junction 26 of the M25 motor way is also within easy access.

Gunpowder Park is also close by for those recreational activities.

The accommodation in general comprises a generous hallway with built in under stair storage guest WC and provides access to the open plan kitchen/dining area and lounge.

The kitchen has a range of fitted wall and base units with granite work surfaces with built in appliances and an open plan entrance to the conservatory/dining area with tiled flooring an air conditioning unit windows and French doors leading to the rear garden.

A spacious dual aspect lounge which is light and airy overlooks the side aspect with French doors providing access to the rear garden.

The accommodation to the first floor comprises a landing with loft access, three double bedrooms all with fitted





wardrobes. A fully tiled bathroom with a modern suite complete this level.

The rear garden has been designed to be maintenance free comprising a paved patio area, artificial lawn area with a decorative slate chippings flower bed. Rear pedestrian access lead to a garage en bloc with an up and over door with parking for one vehicle.

ACCOMMODATION IN BRIEF COMPRISES

HALL

13' 2" x 5' 8" (4.01m x 1.73m)

LOUNGE

15' 6" x 12' 6" (4.72m x 3.81m)

KITCHEN

9' 5" x 7' 10" (2.87m x 2.39m)

CONSERVATORY/DINING AREA

17' 5" x 10' 00" (5.31m x 3.05m)

GUEST WC

6' 7" x 3' 4" (2.01m x 1.02m)

LANDING

8' 4" x 6' 1" (2.54m x 1.85m)

BEDROOM ONE

12' 7" x 11' 4" (3.84m x 3.45m)

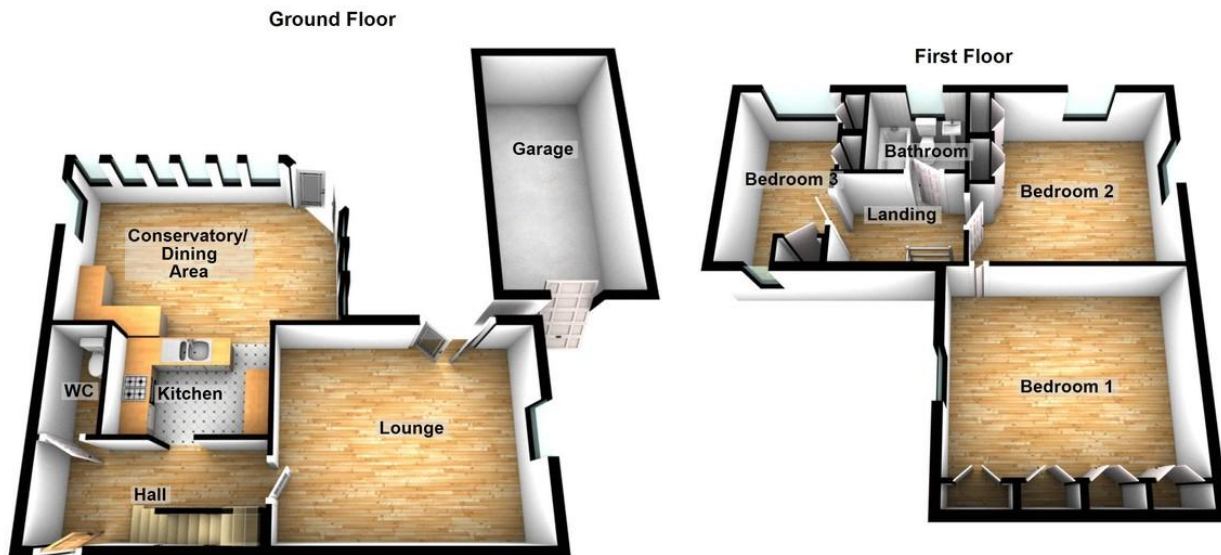
BEDROOM TWO

12' 00" x 12' 7" (3.66m x 3.84m)

BEDROOM THREE

12' 7" x 8' 1 Max" (3.84m x 2.46m)





BATHROOM

6' 00" x 6' 4" (1.83m x 1.93m)

REAR GARDEN

GARAGE EN BLOC

17' 7" x 8' 10" (5.36m x 2.69m)

CHARGES

Freehold Title

Council Tax Epping Forest District Council Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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