



Brickenden Court, Waltham Abbey, EN9 3EF

PRICE: £365,000 FREEHOLD

SITUATED WITH AN EXCELLENT FRONT ASPECT OVER OPEN LAND we offer this three bedroom end of terrace property. Located close to local shops and leisure centre. Well presented throughout. Front and rear gardens. Ground floor WC. CHAIN FREE.

- OVERLOOKING OPEN ASPECT TO FRONT
- THREE BEDROOMS
- END OF TERRACE
- GROUND FLOOR WC



Property Description

Brickenden Court enjoys an open aspect to the front and is ideally located with easy walking distance of local schools, shopping facilities and the recently opened high tech leisure centre. Local bus routes provide access to the neighbouring towns of Epping, Loughton and Waltham Cross for train services into London and the M25 intersection is close by for vehicle access to the A10/M11 intersection.

The town centre with its historic Market Square and bi-weekly market which leads onto the pedestrianised high road is approximately one mile away.

The property is well presented throughout and the accommodation in brief comprises an entrance hall with built in storage cupboard and a useful ground floor guest WC. The kitchen over-looks the front with open aspect to the dining area and presents with a range of fitted wall and base units with contrasting work surfaces and space for a Range style cooker. The open plan dining area with wooden floor gives access to the rear garden and additionally access to the large lounge via double opening doors.



The first floor offers three bedrooms presented as two doubles and one single room. The master bedroom boasts fitted wardrobes and the single room benefits from a built in cupboard. A fully tiled bathroom with a Jacuzzi style bath complete the first floor.

The rear garden is larger than average for this style of property and is two tier being mainly paved with timber decked patio and steps leading to a raised lawn area. Wooden fencing and rear pedestrian access complete this property



Early viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

13' 8 Max" x 6' 10 Max" (4.17m x 2.08m)

GUEST WC

5' 1" x 2' 6" (1.55m x 0.76m)

KITCHEN/DINER

22' 8" x 8' 9 Max" (6.91m x 2.67m)

LOUNGE

12' 00" x 14' 9" (3.66m x 4.5m)

LANDING

BEDROOM ONE

15' 6" x 8' 11" (4.72m x 2.72m)

BEDROOM TWO

11' 11 Max" x 9' 9" (3.63m x 2.97m) To Fitted Wardrobes

BEDROOM THREE

11' 8" x 5' 10" (3.56m x 1.78m)

BATHROOM

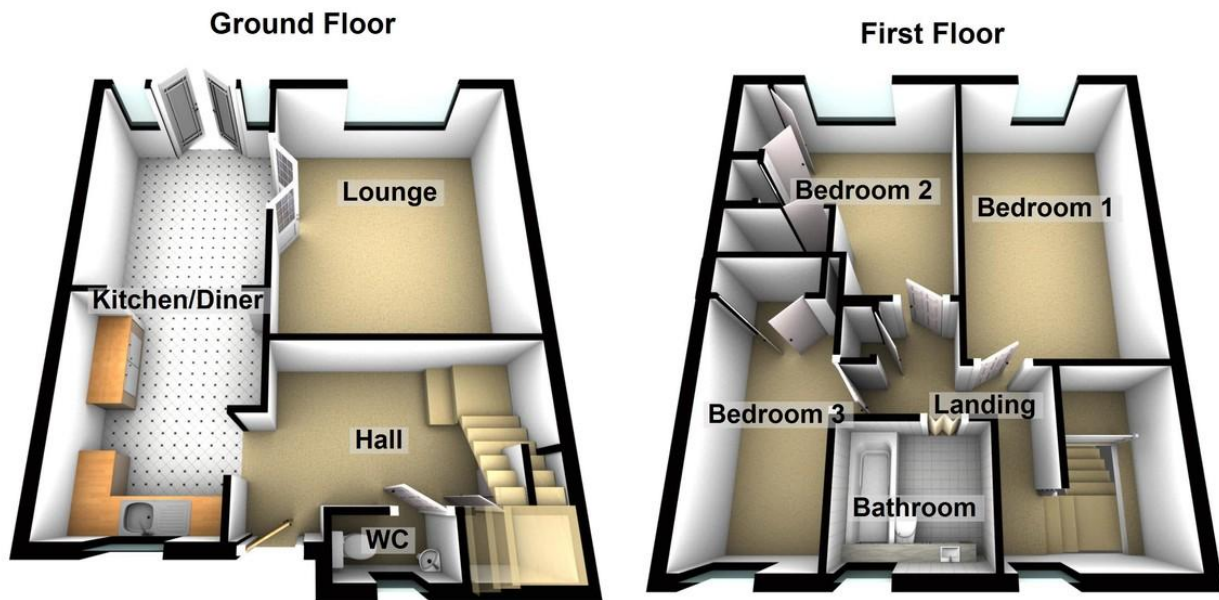
5' 10" x 6' 7" (1.78m x 2.01m)

REAR GARDEN

CHARGES

Council Tax Epping Forest District Council Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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