



- SEMI-DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- LARGE KITCHEN/DINER

**Maple Springs, Waltham Abbey, EN9 3LW**

**PRICE £379,995 FREEHOLD**

Highly regarded location for this two bedroom semi-detached property. Long rear garden. Large kitchen/diner, two double bedrooms. Useful home office/study. Off road parking to front. Centrally located.



## Property Description

Two bedroom semi-detached property in a highly regarded location on the Upshire/Waltham Abbey borders. The property is centrally located with easy access to local shops, bus routes and schooling for all ages. The M25 intersection is easily accessible and Epping and Debden Central Line Stations are within reasonable commuting distance.

The property is set on a traditional floorplan with a useful home office to the side aspect as is usual with properties of this style. The remainder of the ground floor accommodation consists of a good size entrance hall with stairs ascending to the first floor. The lounge over looks the front aspect and the rear of the property is dominated by a lovely kitchen/diner with an attractive range of wall and base units and space for a dining table and chairs.

The first floor presents with two double bedrooms and a full bathroom with white suite and corner bath.

Externally the property benefits from a long rear garden which is predominantly laid to lawn and the front garden offers off road parking.

Other features include gas central heating and full double glazing.

Properties of this style generate a high degree of interest and therefore early viewing is highly recommended.





**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE PORCH**

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

**ENTRANCE HALL**

12' 8" x 6' 4" (3.86m x 1.93m)

**LOUNGE**

13' 11" x 9' 10" (4.24m x 3m)

**KITCHEN/DINER**

16' 8" x 9' 3" (5.08m x 2.82m)

**STUDY / HOME OFFICE**

11' 0" x 5' 8" (3.35m x 1.73m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13' 5" x 9' 11" (4.09m x 3.02m)

**BEDROOM TWO**

12' 9" x 8' 5" (3.89m x 2.57m)

**BATHROOM**

7' 10" x 5' 4" (2.39m x 1.63m)

**EXTERIOR**

**FRONT DRIVEWAY**

**REAR GARDEN**

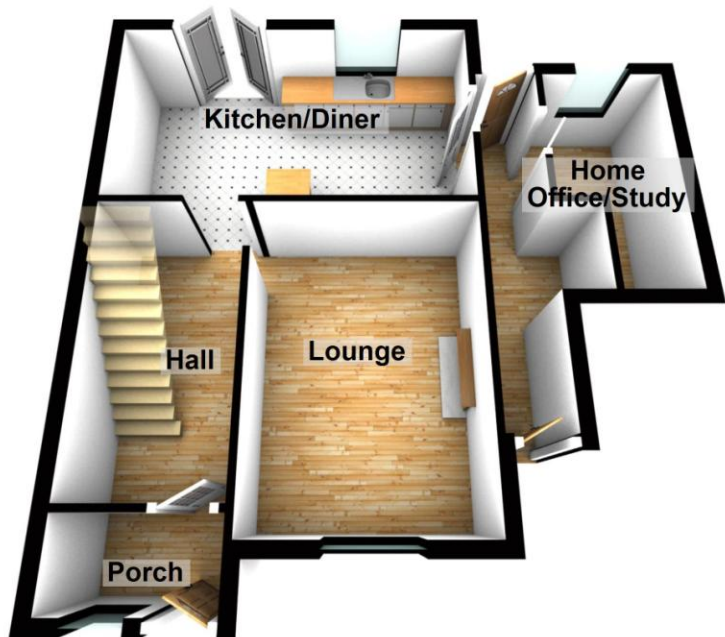
**CHARGES**

Freehold title

Council Tax Band C - Epping Forest District Council



### Ground Floor



### First Floor



25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

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