



- SEMI DETACHED
- FOUR BEDROOMS
- LOUNGE
- KITCHEN/DINER

Quendon Drive, Waltham Abbey, EN9 1LG

PRICE: £630,000 FREEHOLD

Situated within a prime location, an opportunity to purchase this well presented four bedroom semi detached residence being within easy access of local schools and the town centre. Features include spacious kitchen/diner, utility room, guest WC and En -Suite shower room. Internal viewing recommended.



Property Description

Quendon Drive is a popular turning located just off Monkswood Avenue being adjacent to the local infant and junior school Waltham Holy Cross and just a 10 minute walk from our historic town centre with its bi-weekly market and pedestrianised Sun Street with a variety of shops and eateries. The picturesque Abbey Church and gardens with their notable royal history are also within easy access for recreational purposes

For the commuter Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London, whilst junction 26 of the M25 motorway grants access to the A10/M11 intersections.

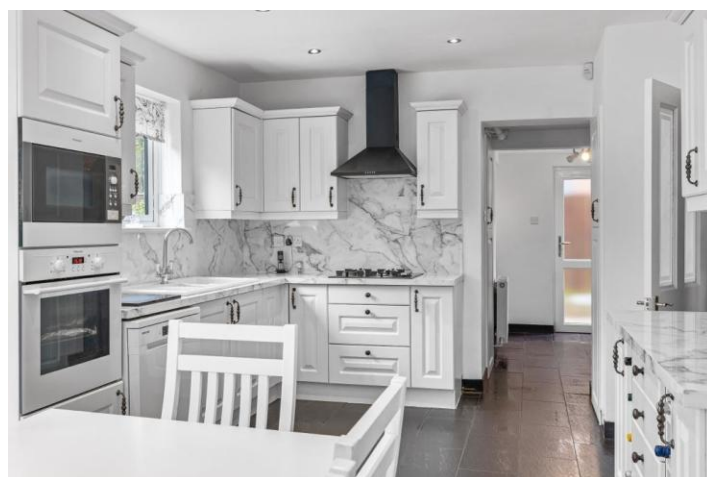
The property is well presented throughout and the accommodation, to the ground floor, in brief comprises an entrance porch leading to the hallway with stairs leading to the first floor landing open plan access to the lounge and kitchen/diner. There is a good size lounge which overlooks the front aspect which benefits from wooden flooring and an attractive feature fireplace is the main focal point.

The kitchen/diner which overlooks, and provides access to, the rear garden has a range of fitted white wall and base units with display cabinets and contrasting work surfaces and built in appliances. There is open plan access to the lobby area which has a built in cupboard, a door leading to the side aspect, and access to the utility room and guest WC.

Accommodation to the first floor comprises a landing which grants access to all four bedrooms and bathroom.

The master bedroom suite has a range of fitted wardrobes





with overhead cupboards and complementing drawer units. The en-suite shower room presents with a modern white suite with a shower enclosure and fully tiled walls.

Bedrooms two and three are both doubles with fitted wardrobes to bedroom two and two built in cupboards to bedroom three. Bedroom four is a single room which overlooks the front aspect.

An independent fully tiled bathroom with a modern suite overlooks the rear aspect complete the interior.

Externally the rear garden comprises a paved stone patio area with path leading to rear lawn areas and a variety of shrubs. The front garden has been professionally laid to briquette and provides off road parking for two vehicles.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

6' 4" x 4' 2" (1.93m x 1.27m)

HALL

10' 6" x 5' 11" (3.2m x 1.8m)

LOUNGE

14' 9" x 10' 6" (4.5m x 3.2m)

KITCHEN/DINER

20' 7" x 11' 2" (6.27m x 3.4m)

LOBBY AREA

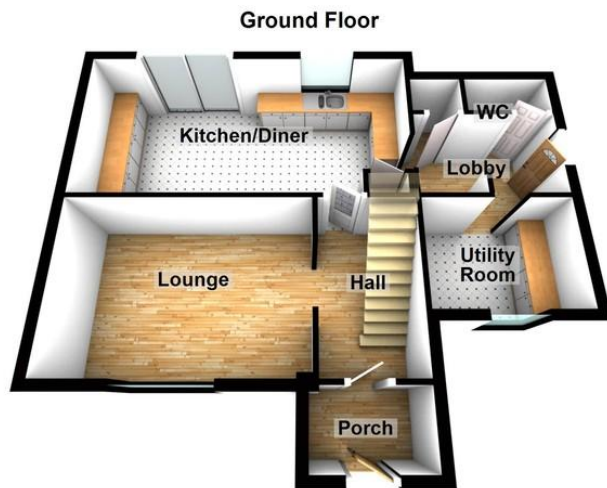
10' 00 Max" x 5' 8" (3.05m x 1.73m)

UTILITY ROOM

9' 00" x 6' 10" (2.74m x 2.08m)

GUEST WC

5' 5" x 2' 6" (1.65m x 0.76m)



LANDING

7' 10" x 6' 5" (2.39m x 1.96m)

BEDROOM ONE

16' 2" x 9' 2" (4.93m x 2.79m)

EN SUITE SHOWER

8' 11" x 3' 10" (2.72m x 1.17m)

BEDROOM TWO

11' 10" x 10' 6" (3.61m x 3.2m) To fitted wardrobes

BEDROOM THREE

13' 11 Max" x 8' 9" (4.24m x 2.67m)

BEDROOM FOUR

9' 2" x 7' 6" (2.79m x 2.29m)

BATHROOM

5' 5" x 6' 4" (1.65m x 1.93m)

REAR GARDEN

PARKING TO FRONT

CHARGES

Freehold Title

Council Tax Epping Forest District Council Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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