



- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- THREE RECEPTIONS
- FITTED KITCHEN

Patmore Road, Waltham Abbey, EN9 3BN

PRICE: £515,000 FREEHOLD

An attractive and well presented semi detached residence boasting three double bedrooms, three reception rooms, two bathrooms, 75ft rear garden and garage to rear. The property is within easy access of local schools and amenities. An internal viewing is strongly recommended.





## Property Description

Patmore Road is an attractive turning off of Honey Lane with a number of character properties of varying style. It is ideally located within a few minutes drive of the M25 intersection and there is schooling for all ages close by. The local bus routes provide a regular service to both Waltham Cross and Loughton for persons requiring a train service.

The property itself is well presented and has been developed over the years to provide extra living space including a sizeable loft extension which offers a double bedroom and personal shower room and additionally the ground floor has been extended to give an extra shower room and a larger kitchen.

The accommodation in brief provides an entrance hall with stairs ascending to the first floor. There is an attractive lounge to the front aspect with feature fireplace, the dining room offers patio doors granting access to the rear garden and the third reception room would be ideal for a home office or guest bedroom. The ground floor accommodation is completed with the fitted kitchen which is presented in a range of white farmhouse style wall and base units with contrasting work surface.



The first floor landing houses a formal staircase giving access to the second floor accommodation. There are two double bedrooms with the main bedroom offering a range of fitted wardrobes and these are supported by the main family bathroom which presents with a white suite and tiled walls.

The second floor space is occupied with a double bedroom and personal en-suite shower-room.

A real feature of this property is outside space. There is a





long rear garden which extends to approximately 75' in length and offer a large patio area with the remainder being laid to lawn. The front garden offers off road parking with space for further parking if required.

At the rear of the property, accessed via a rear service road there is a detached garage with up and over door.

The property lends itself to providing flexible accommodation to suit any family dynamic and therefore early viewing is highly recommended.



**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

13' 9" x 5' 2" (4.19m x 1.57m)

**LOUNGE**

12' 1" x 10' 8" (3.68m x 3.25m)

**DINING ROOM**

11' 4" x 9' 10" (3.45m x 3m)

**RECEPTION ROOM**

11' 6" x 7' 5" (3.51m x 2.26m)

**KITCHEN**

13' 11" x 8' 8" (4.24m x 2.64m)

**FIRST FLOOR LANDING**

14' 1" x 5' 10" (4.29m x 1.78m)

**BEDROOM ONE**

13' 3" x 8' 9" (4.04m x 2.67m)

**BEDROOM TWO**

9' 11" x 9' 11" (3.02m x 3.02m)

**BATHROOM**

6' 11" x 5' 9" (2.11m x 1.75m)

**BEDROOM THREE/LOFT ROOM**

15' 10 Max " x 11' 4 Max" (4.83m x 3.45m)

**SHOWER ROOM**

5' 11" x 4' 9" (1.8m x 1.45m)



**EXTERIOR**

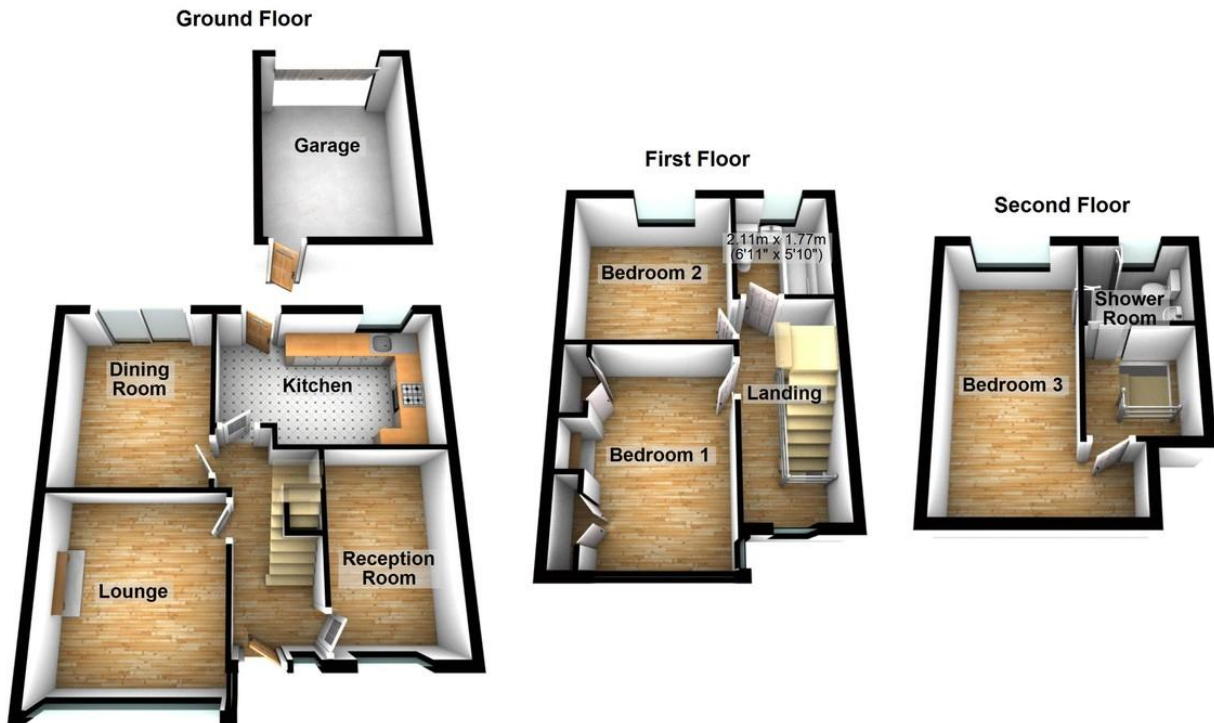
**75 FT REAR GARDEN**

**OWN DRIVE**

**GARAGE TO REAR**

**CHARGES**

Council Tax Epping Forest District Council Band D



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