



- TOWN CENTRE COTTAGE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- GROUND FLOOR WC

Townmead Road, Waltham Abbey, EN9 1RP

PRICE: £375,000 FREEHOLD

Pretty Victorian style cottage situated a short flat walk of the historic town centre. Two double bedrooms, first floor bathroom. Good size through lounge, fitted kitchen, ground floor guest WC and useful utility room. Good decorative order throughout.



Property Description

Pretty town centre period cottage with remote views over the historic Abbey Church. The cottage is set in a terrace of similar type properties a short flat walk from our historic town centre and market square which still boasts a bi-weekly market. The pedestrianised high street offers a comprehensive range of shops and restaurants and is set adjacent to the protected parklands of the Abbey Gardens.

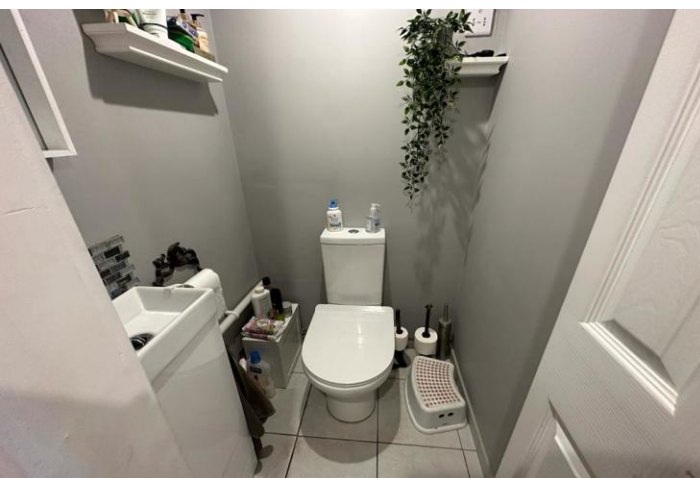
Waltham Abbey offers transport links at Waltham Cross BR station with a regular service into Liverpool Street and junction 26 of the M25 is within a five minute drive.

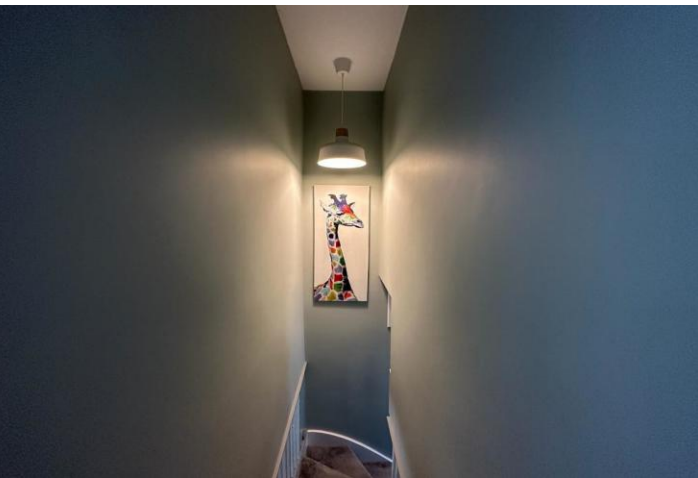
This particular property is an end of terrace and therefore had the benefit of a side pedestrian access for ease of access to the rear garden.

Presented to an excellent standard internally the property offers a good size through lounge with dedicated lounge area and space for a full size table and chairs. The cool sage green colour palette ensures the living area offers a calm atmosphere. The central staircase offers access to the first floor bedrooms and main bathroom.

Beyond the lounge area on the ground floor there is a fitted kitchen with an attractive range of fitted units and contrasting work surface. Additionally on the ground floor is a useful guest WC and a utility room with plumbing for washing machine and space for tumble dryer.

The first floor bedrooms present with a good size master bedroom with window overlooking the rear aspect and leads onto the main bathroom. The bathroom offers a white suite with panelled bath and hand held shower attached, vanity wash hand basin and low level WC. The second bedroom is a generous double room and faces the front aspect.





Externally the cottage offers a pretty rear garden with a family patio area and the remainder laid to lawn. Side pedestrian access gate.

Early viewing is highly recommended.

LOUNGE/DINER

24' 8" x 11' 00" (7.52m x 3.35m)

KITCHEN

10' 4" x 6' 5" (3.15m x 1.96m)

UTILITY

6' 7" x 3' 10" (2.01m x 1.17m)

GROUND FLOOR WC

3' 7" x 3' 5" (1.09m x 1.04m)

LANDING

BEDROOM ONE

11' 2" x 10' 5" (3.4m x 3.18m)

BEDROOM TWO

11' 1" x 10' 11" (3.38m x 3.33m)

BATHROOM

10' 5" x 6' 6" (3.18m x 1.98m)

REAR GARDEN

CHARGES

Freehold Title

Council Tax Epping Forest District Council Band C



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 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