



- BRAND NEW HOME
- FULLY FURNISHED
- 40' X 20' WENTWORTH HOME
- 2 DOUBLE BEDROOMS

### The Elms , Woodbine Close, Waltham Abbey, EN9 3RF

BRAND NEW Wentworth park home on the popular Woodbine Park RETIREMENT PARK. Set on edge of Epping Forest. High specification 40' x 20' home, fully furnished. Two bedrooms, two bathrooms. Kitchen and utility room with fitted appliances. Parking . CHAIN FREE - CASH PURCHASE ONLY

PRICE: Offers In Region Of £265,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

### BRAND NEW

40' x 20' Wentworth park home which is offered fully furnished with high quality fixtures and fittings throughout. The property is presented on a modern grey palette with complementing soft furnishings.

Woodbine Park is a retirement park for residents over 50 years of age and is set on the edge of the historic Epping Forest. Just outside the park are bus stops offering a regular service into either Loughton or Waltham Abbey/Cross. The M25 intersection is within a few minutes' drive.

This particular home is set in a cul-de-sac position and the grounds have been professionally laid to briquette which provides off road parking, additionally there is large L shaped raised sun terrace which is accessed via double doors from the lounge.

The main living space is an L shaped lounge/diner with attractive floor to ceiling windows and a contemporary style fireplace feature. The kitchen is fitted with an attractive range of shaker style wall and base units which incorporates an eye level oven with four ring gas hob and upright integrated fridge/freezer. Leading directly from kitchen is the utility room which offers a full range of wall and base units which match the kitchen units and house an integrated washing machine and separate tumble dryer.

There are two double bedrooms with the master bedroom boasting an en-suite shower room and walk in wardrobe. The second bedroom is supported by the main shower room which offers a double walk in shower unit and white suite.

Other features include 10 year gold shield warranty, full LPG



gas central heating and double glazing

Interested parties should note that park homes are purchased cash as funding is not available. Woodbine Park welcomes residents aged 50 or over and welcomes well behaved pets.

#### **ACCOMMODATION IN BRIEF COMPRISSES:**

##### **LOUNGE**

19' 4" x 9' 3" (5.89m x 2.82m)

##### **DINING AREA**

11' 1" x 9' 7" (3.38m x 2.92m)

##### **KITCHEN**

9' 7" x 7' 6" (2.92m x 2.29m)

##### **UTILITY ROOM**

7' 5" x 5' 6" (2.26m x 1.68m)

##### **INNER HALL**

8' 7" x 3' 00" (2.62m x 0.91m)

##### **BEDROOM ONE**

9' 4" x 9' 2" (2.84m x 2.79m)

##### **EN SUITE SHOWER**

5' 3" x 5' 3 Max" (1.6m x 1.6m)

##### **WALK IN WARDROBE**

5' 3" x 3' 9" (1.6m x 1.14m)

##### **BEDROOM TWO**

10' 00" x 9' 7" (3.05m x 2.92m)

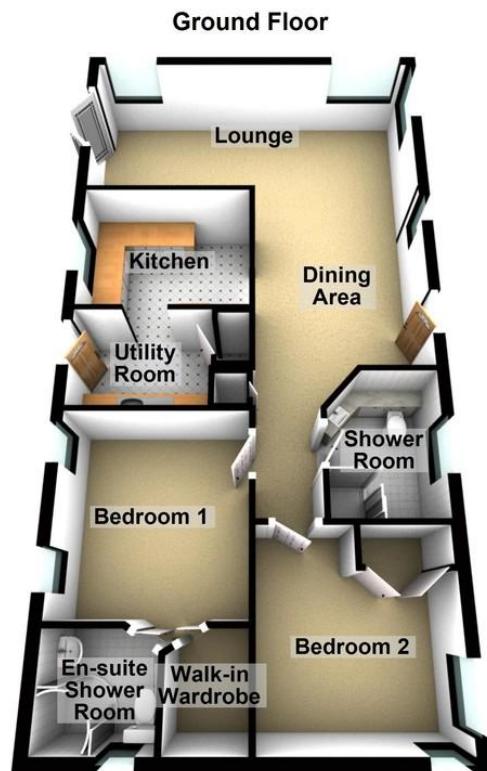
##### **SHOWER ROOM**

6' 3" x 7' 10" (1.91m x 2.39m)

#### CHARGES

Council Tax Epping Forest District Council Band A

Ground Rent £303.35 Per Month



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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