



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

**Farm Hill Road, Waltham Abbey, EN9 1NG**

**PRICE: £575,000 Freehold**

Situated within walking distance of the town centre and being offered chain free an opportunity to purchase spacious family residence. Four bedrooms, three bathrooms! kitchen/diner, En-suite shower room, rear garden, ample parking to front. Internal viewing highly recommended.





## Property Description

Being offered chain free an exciting opportunity to purchase this spacious four bedroom family residence with side extension potential (STPP) and neat rear garden with log cabin/summerhouse.

The property is within walking distance of the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market.

The picturesque Abbey Gardens is also close by for those recreational activities.

Waltham Cross mainline BR Station and Epping and Loughton underground stations are within driving distance with direct access into central London.

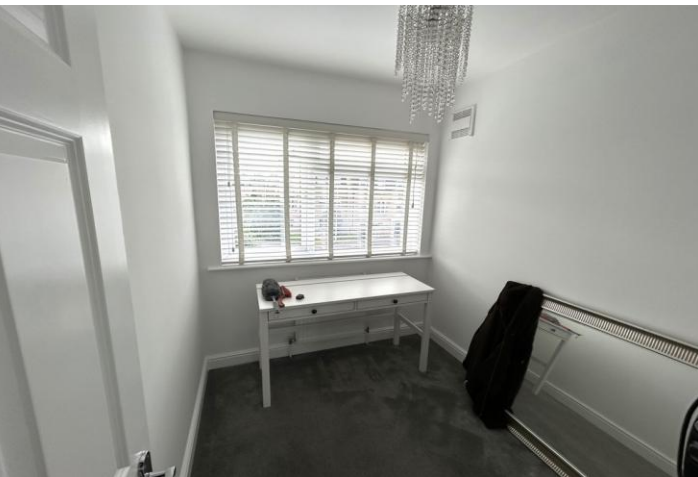
Junction 26 of the London orbital is also within easy access.

The accommodation to the ground floor comprises an entrance porch leading to a generous size hall with built in under-stairs storage and providing access to the lounge and ground floor shower room.

The lounge is light and airy with wooden flooring and open plan access to the kitchen/diner with a range of fitted white High Gloss wall and base units with contrasting timber work surfaces and space for Range style cooker and integrated appliances. Roof lights and bi-fold doors leading to the rear garden allow for plenty of natural light to flood through.

A fully tiled shower room with shower enclosure, WC and wash hand basin complete this level.





The first floor accommodation comprises a landing providing access to bedrooms two, three, four and bathroom.

Bedrooms two and three are both doubles with fitted wardrobes to bedroom two, bedroom four is a single room, and a fully tiled bathroom with a modern suite complete this level.

Bedroom one/loft room is light and airy with built in wardrobes and en-suite comprising shower enclosure with modern suite.

The rear garden has been designed to be low maintenance with a block paved patio area with a variety of shrubs and storage sheds, artificial lawn area with log cabin/summerhouse, side pedestrian access.

Front Exterior, block paved driveway with parking for four vehicles.

**ACCOMMODATION IN BRIEF COMPRISES:**

**PORCH**

8' 10" x 2' 2" (2.69m x 0.66m)

**HALLWAY**

12' 5" x 6' 5" (3.78m x 1.96m)

**LOUNGE**

21' 2" x 10' 9" (6.45m x 3.28m)

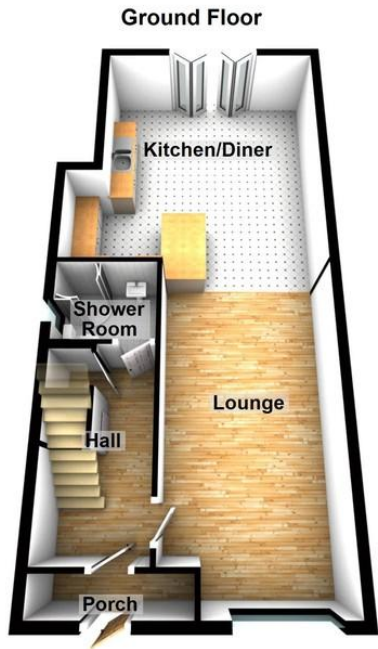
**KITCHEN/DINER**

16' 11" x 17' 6 Max" (5.16m x 5.33m)

**GROUND FLOOR SHOWER ROOM**

6' 3" x 5' 3" (1.91m x 1.6m)





**FIRST FLOOR LANDING**

8' 3" x 6' 4" (2.51m x 1.93m)

**BEDROOM TWO**

11' 7" x 9' 2" (3.53m x 2.79m) To fitted wardrobes

**BEDROOM THREE**

11' 1" x 11' 6" (3.38m x 3.51m)

**BEDROOM FOUR**

7' 6" x 6' 4" (2.29m x 1.93m)

**BATHROOM**

7' 00" x 6' 3" (2.13m x 1.91m)

**SECOND FLOOR LANDING**

**BEDROOM ONE**

18' 8" x 11' 1" (5.69m x 3.38m)

**EN SUITE SHOWER**

7' 3" x 5' 2" (2.21m x 1.57m)

**EXTERIOR**

**REAR GARDEN**

**OFF STREET PARKING**

**CHARGES**

Council Tax Epping Forest District Council Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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