



- WELL MAINTAINED PARK HOME
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN/DINER
- GOOD SIZE LOUNGE

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

REALISTICALLY priced to sell. Well maintained 2008 park home measuring 44' x 12' and set on the popular Woodbine Park retirement site. Two double bedrooms, good size lounge. Fitted kitchen with space for table and chairs. Fully tiled shower room. Personal garden and external storage space. CHAIN FREE

**PRICE: £89,995** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Situated on the edge of the popular Woodbine Park retirement site for residents aged 50 or over, we offer this 44' x 12' 2008 park home. Woodbine Park welcomes well behaved pets and is ideally located opposite Epping Forest providing recreational space. Additionally there are bus stops immediately outside the park offering a regular bus service to neighbouring towns of Waltham Abbey and Loughton. Local shops are within one mile at Upshire parade where you will find the local Co-op, fish and chip shop and post office services.

The unit has been well maintained and is presented in good decorative condition throughout.

Set on a traditional floorplan the accommodation offers a welcome reception hall which grants access to the remainder of the accommodation. The dual aspect lounge is a good size with a bow window to the front aspect. There is a fitted kitchen/breakfast room with the kitchen presenting in a white farmhouse style kitchen and space for table and chairs.

Both of the bedrooms are double rooms and the master bedroom has a full range of fitted wardrobes along one wall and the second bedroom offers mirror fronted wardrobes. The bedrooms are supported by the shower room which is fully tiled.

Externally there is a lawned garden that surrounds the unit and an external storage shed.

Other features include full double glazing and LPG Gas central heating.





**ACCOMMODATION IN BRIEF COMPRISES:**

**LOUNGE**

11' 4" x 13' 2" (3.45m x 4.01m)

**KITCHEN/BREAKFAST ROOM**

11' 6" x 7' 9" (3.51m x 2.36m)

**ENTRANCE HALL**

11' 9" x 3' 5" (3.58m x 1.04m)

**MASTER BEDROOM**

10' 3" x 9' 5" (3.12m x 2.87m) Measurement up to the fitted wardrobes.

**BEDROOM TWO**

8' 8" x 7' 8" (2.64m x 2.34m)

**SHOWER ROOM**

7' 8" x 4' 8" (2.34m x 1.42m)

**EXTERIOR**

**GARDENS**

Lawned gardens surround the unit

**CHARGES**

Council Tax : Band A within Epping Forest

Ground Rent: £228.65 pcm (includes water supply)

## Ground Floor



25 Market Square, Waltham Abbey,  
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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