



- MOTIVATED VENDOR
- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY

Broadgate, Waltham Abbey, EN9 3NH

Asking Price Of £399,995

MOTIVATED VENDOR - PRICED TO SELL. Rarely available two bedroom semi detached bungalow on corner plot. Central location close to schools, shops and local bus routes. Good size lounge/diner, modern kitchen and bathroom, conservatory, low maintenance rear garden. Internal viewing strongly recommended.



Property Description

MOTIVATED VENDOR - PRICED TO SELL.

Broadgate is ideally located close to local schools for all ages, shopping facilities at Upshire parade and local bus routes which provide a regular service to neighbouring towns of Epping and Waltham Cross. Neighbouring towns provide a train service into London Liverpool Street whilst the M25 intersection is within a five minute drive for access to the M11 and A10 intersections.

This particular property is a well maintained semi-detached bungalow which has been sympathetically extended over the years to create an excellent living space.

The good size lounge/diner overlooks the rear of property and provides direct access via patio doors to the rear garden. There is a modern fitted kitchen which presents with a full range of fitted wall and base units with a contrasting work surface and also provides access to the rear garden. A custom built conservatory provides further living space and is currently being used as a temporary bedroom but would naturally provide an excellent sun lounge with views over the garden.



Both of the bedrooms are double rooms with the master bedroom benefitting from a range of fitted wardrobes and complementing overhead cupboards. Bedroom two is a small double room and faces the front aspect. The bedrooms are supported by the modern bathroom which presents with a white suite comprising of a panelled bath with overhead shower, vanity wash hand basin and low flush wc.



Externally the corner plot garden offers a goods size patio with space for table and chairs and the remainder of the garden is laid to astro-turf for ease of maintenance.

Our vendor has found a suitable chain free property to purchase and as such is motivated to sell which has encouraged the property being brought to market at a competitive price. Early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES

ENTRANCE HALL

LOUNGE/DINER

21' 6" x 12' 5" (6.55m x 3.78m)

CUSTOM BUILT CONSERVATORY

10' 0" x 9' 2" (3.05m x 2.79m)

FITTED KITCHEN

10' 2" x 6' 9" (3.1m x 2.06m)

MASTER BEDROOM

15' 7" x 7' 8" (4.75m x 2.34m)

BEDROOM TWO

8' 8" x 6' 9" (2.64m x 2.06m)

TILED BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

EXTERIOR

CORNER PLOT REAR GARDEN

MANAGABLE FRONT GARDEN

CHARGES

Freehold Title

Council Tax Band B within Epping Forest



EPC TO FOLLOW

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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