







- 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 and 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** 

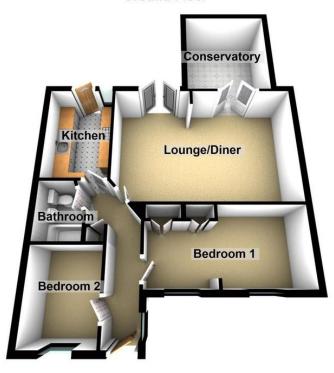
6' 4" x 5' 5" (1.93m x 1.65m)

EXTERIOR
CORNER PLOT REAR GARDEN
MANAGABLE FRONT GARDEN
CHARGES

Freehold Title

Council Tax Band B within Epping Forest

### **Ground Floor**



**EPC TO FOLLOW**