



- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- PARKING FOR ONE VEHICLE
- FITTED KITCHEN

### Broadgate, Waltham Abbey, EN9 3NH

Two bedroom semi detached property in a sought after location. Well presented throughout. Fitted kitchen, lounge/diner. Good size gardens and OFF ROAD PARKING.

PRICE: £350,000 FREEHOLD





## Property Description

Broadgate is a highly regarded residential turning off the Upshire Road which is ideally located for local schools of all ages, shopping facilities and being within easy access of M25 motorway. There are bus routes close by providing connections to neighbouring towns or within 15 minutes driving distance you have access to Waltham Cross mainline BR station and Epping and Loughton underground stations for direct access into central London.

The accommodation in brief comprises a generous size entrance hall with a built in under stairs storage cupboard, stairs leading to the first floor level, and grants access to the lounge and kitchen.

The lounge diner is dual aspect overlooking the front and rear garden and there are double glazed French doors giving direct access to the rear garden.

The modern fitted kitchen overlooks the rear aspect and has a range of fitted wall and base units with contrasting work surfaces with a door leading to side, providing access to both front and rear gardens.

The first floor level offers a landing which gives access to bedrooms, bathroom and separate WC.

Bedrooms one and two are both doubles and overlook the front and rear aspects respectively, and bedroom one benefits from fitted wardrobes and three built in cupboards. The bedrooms are supported by a fully tiled bathroom with panel enclosed bath, wash hand basin with cupboard beneath and heated towel rail. There is a separate WC which is also fully tiled with a vanity wash hand basin.







Externally the rear garden comprises a paved patio area with an awning which leads to a lawn area with flower and shrub borders, wooden fencing, additionally there is a useful brick built storage shed.

The front garden is paved with a low level brick retaining wall and there is off road parking for one vehicle.

### **ACCOMMODATION IN BRIEF COMPRISES:**

#### **ENTRANCE HALL**

9' 00 Max" x 9' 6 Max" (2.74m x 2.9m)

#### **LOUNGE/DINER**

18' 7" x 10' 10" (5.66m x 3.3m)

#### **KITCHEN**

9' 1" x 9' 6" (2.77m x 2.9m)

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

15' 8 Max" x 9' 2" (4.78m x 2.79m)

#### **BEDROOM TWO**

11' 9" x 9' 2" (3.58m x 2.79m)

#### **BATHROOM**

6' 3" x 5' 7" (1.91m x 1.7m)

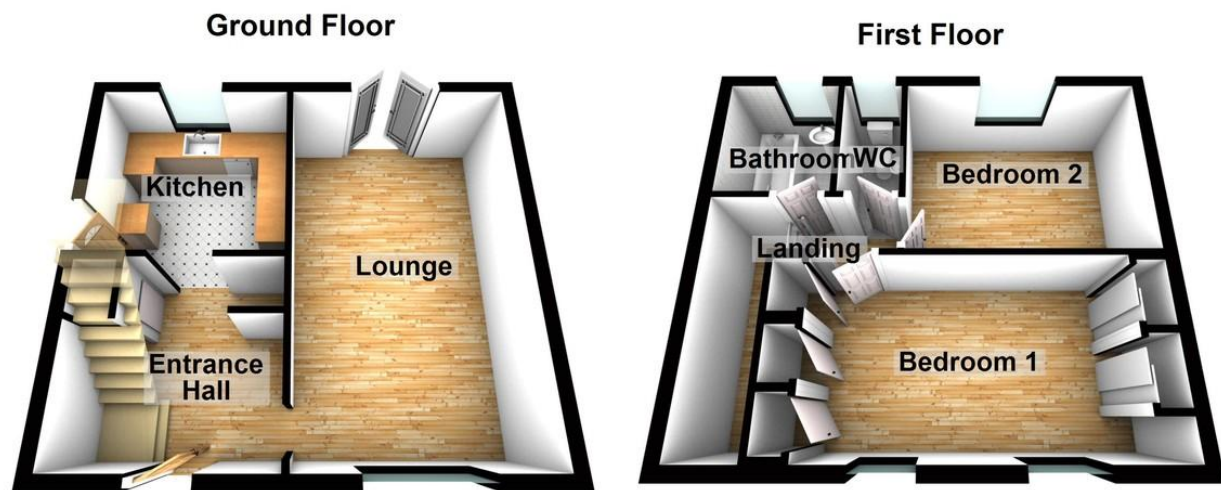
#### **SEPERATE WC**

6' 3" x 2' 9" (1.91m x 0.84m)

#### **REAR GARDEN**

#### **OFF STREET PARKING**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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 are 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