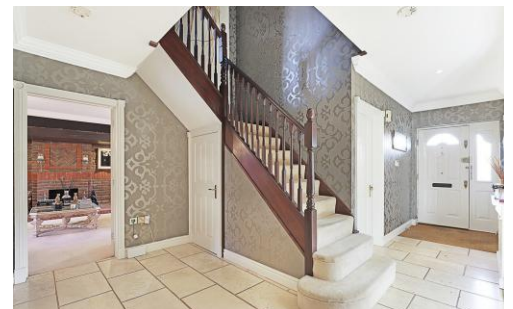
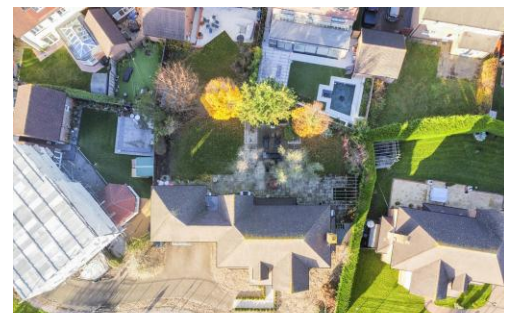


Stevenette



2 Halley Road
Waltham Abbey, Essex, EN9 3XR

£1,300,000

PROPERTY FEATURES

- Detached House
- Ample Parking
- Almost 3300 sq.ft.
- Gas Central Heating
- Great Versatility
- Double Glazing

FULL DESCRIPTION

An impressive and large family home that stands in a secluded plot of almost 1/4 acre with far-reaching southward views over the green expanses of Gunpowder Park and the brook that leads into Stanstead Mill Stream. This really is the perfect combination of a feeling of rural tranquillity though brilliantly placed, just off Deer Park Way, for road access to the town centre, other shops and amenities and transport routes to major locations. The house offers a wonderfully-versatile arrangement of accommodation including a 29' Day Kitchen, 4 further reception rooms including a large Games Room and up to 6 Bedrooms (currently used as 4 with a stunning first floor Family Room) extending to almost 3300sq.ft. / 306sq.m. Perfect as a ranging family home or for those mindful of multi-generational living.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

21' 3" x 13' 0" (6.48m x 3.96m)

DINING ROOM

16' 5" x 12' 3 (Max)" (5m x 3.73m)

STUDY

12' 3 (Max)" x 10' 7 (Max)" (3.73m x 3.23m)

DAY & BREAKFAST KITCHEN

29' 1 (Max)" x 15' 1 (Max)" (8.86m x 4.6m)

UTILITY ROOM

15' 1 (Max)" x 6' 5" (4.6m x 1.96m)

GAMES ROOM

19' 3" x 19' 2" (5.87m x 5.84m)

WC



FIRST FLOOR

GALLERY LANDING

BEDROOM 1

15' 11" x 10' 11" (4.85m x 3.33m)

DRESSING ROOM

13' 9" x 9' 3" (4.19m x 2.82m)

EN-SUITE, SHOWER ROOM & WC

9' 4" x 7' 9" (2.84m x 2.36m)

BEDROOM 2

12' 5" x 10' 7" (3.78m x 3.23m)

EN-SUITE

11' 3" x 4' 0" (3.43m x 1.22m)

STORE

BEDROOM 3

13' 3" x 11' 1" (4.04m x 3.38m)

BEDROOM 4

13' 1" x 7' 10" (3.99m x 2.39m)

STORE / POTENTIAL BEDROOM 6

15' 11" x 10' 11" (4.85m x 3.33m)

FAMILY ROOM / POTENTIAL BEDROOM 5

19' 2" x 19' 0" (5.84m x 5.79m)

BATHROOM

7' 6" x 6' 11" (2.29m x 2.11m)

EXTERIOR

The house stands behind a block-set and electronically-gated driveway that offers parking for a number of cars.

The rear garden is laid to lawn with paved sitting areas, a pergola, established borders and beds.

SERVICES

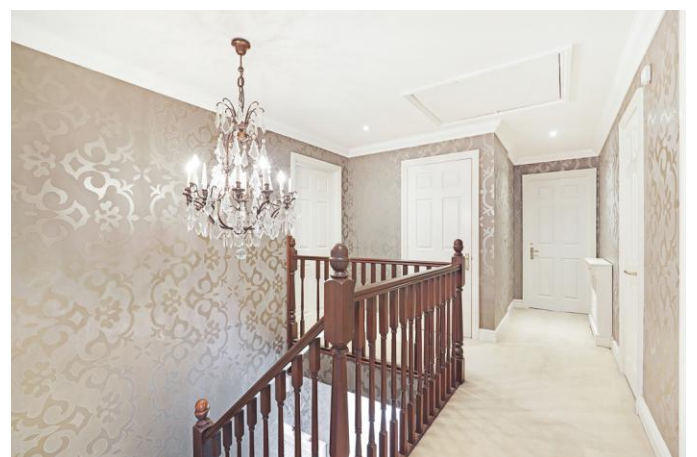
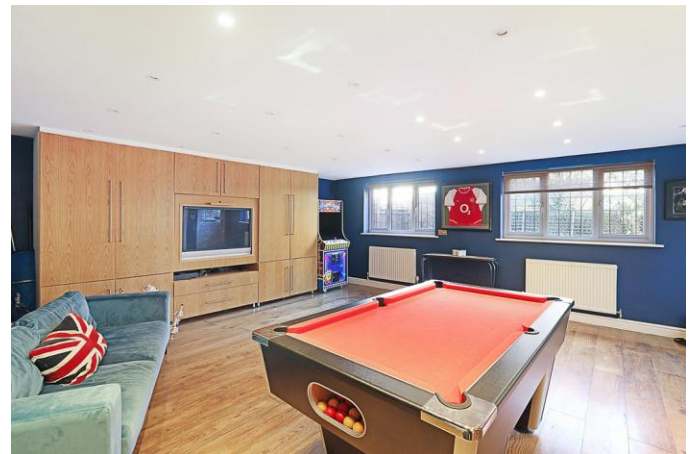
All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



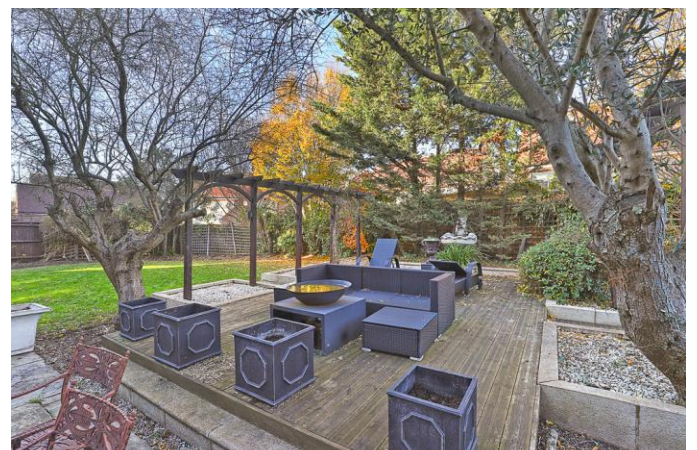


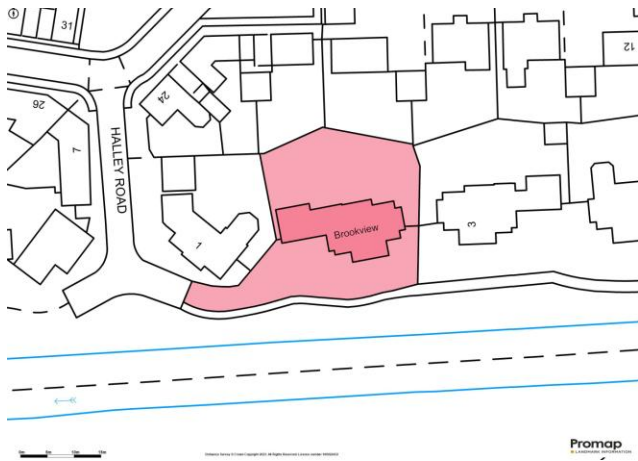
COUNCIL TAX

Council Tax is payable to Epping Forest District Council.
The property is shown in Council Tax band 'G'.

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for St John Fisher Catholic Primary School & Waltham Holy Cross Primary School.

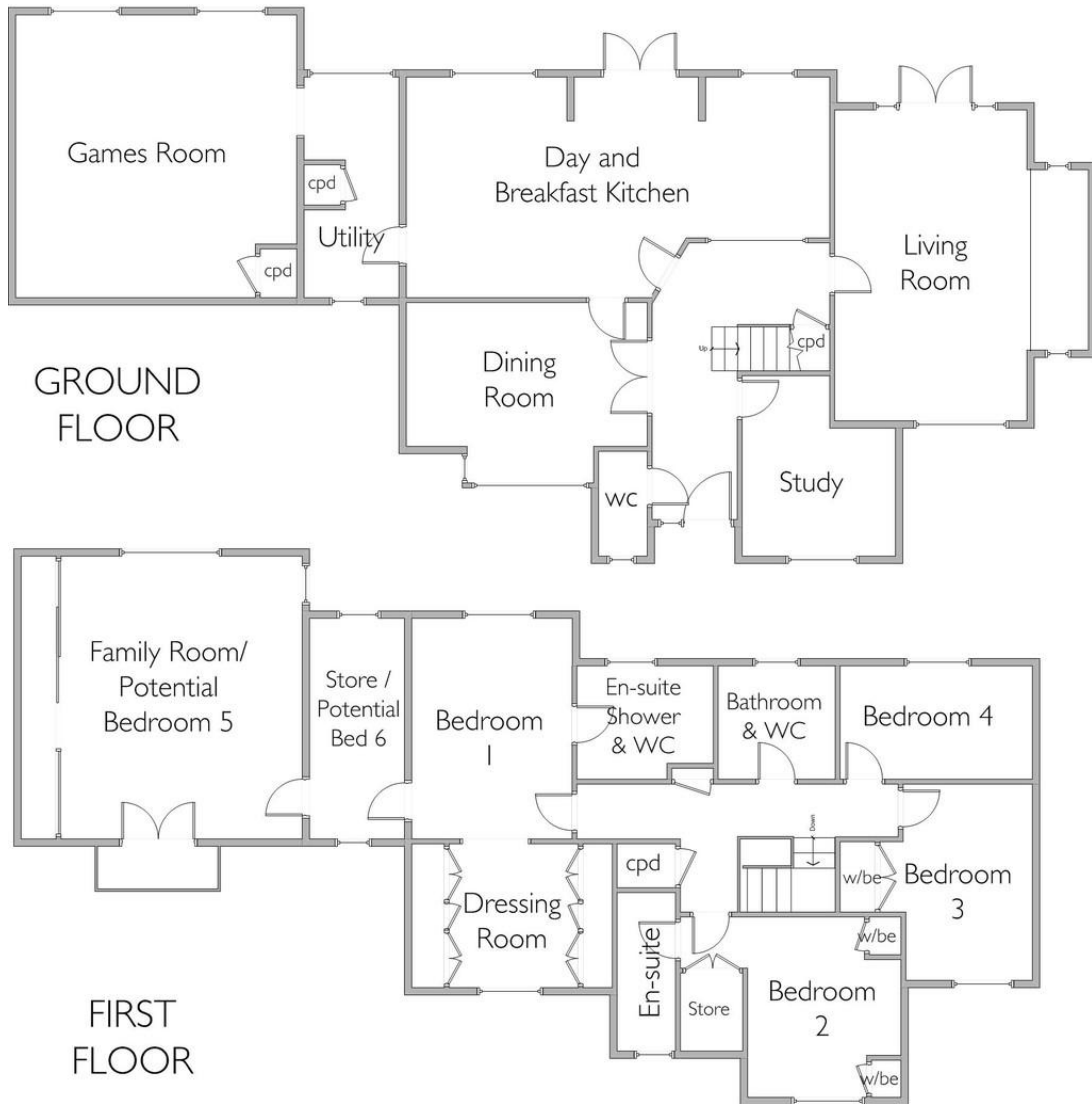




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Gross Internal Floor Area: Approximately 3294 sq.ft. / 306 sq.m.

Floorplan drawn by Stevenette & Company



PROPERTY PEOPLE PROFESSIONALISM

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 01992 563090

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