



- TOWN CENTRE PROPERTY
- CHAIN FREE
- FOUR BEDROOMS
- TWO BATHROOMS

**King George Road, Waltham Abbey, EN9 1HG**

**PRICE: £465,000 Freehold**

**FOUR BEDROOM TWO BATHROOM** town centre property presented to an excellent standard internally and being offered **CHAIN FREE**. Two reception rooms, useful utility room, off road parking, good size rear garden. Early viewing highly recommended.





## Property Description

Rainbow Estate Agents are pleased to offer this deceptively spacious four bedroom terraced home ideally located in the town centre and offering easy access to the M25 intersection by car and local amenities are within walking distance. Town Mead recreational park with football pitches and skate-park are within a five minutes' walk and additionally the historic town centre with Market Square and pedestrianised Sun Street is close by.

The town centre leads onto the picturesque Abbey Gardens with its notable royal history and acres of protected parkland. Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The property has been subject to numerous bespoke improvements by the current vendors and offers spacious accommodation to create an excellent family home offering four bedrooms, two bathrooms, two reception rooms and a useful utility room.

In more detail the accommodation to the ground floor comprises a generous size entrance hall with stairs leading to the first floor level. There are two reception rooms with main living area having direct access to the rear garden via double doors and the good size second reception room faces to the front aspect.

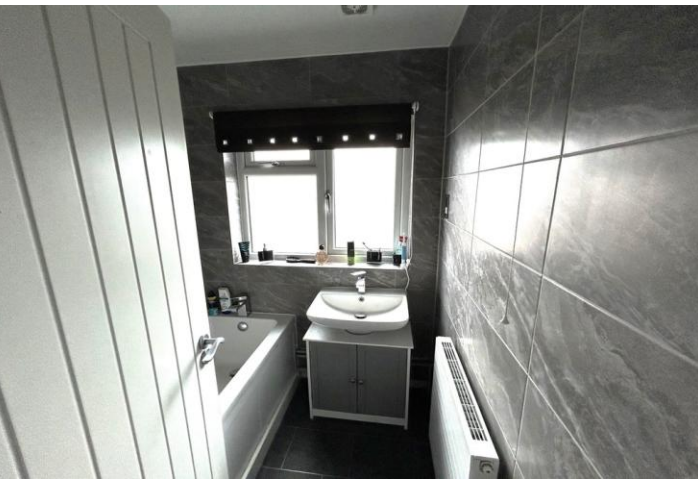
The kitchen which is accessed from main living area has an attractive range of grey high gloss wall and base units, roll top work surfaces and space for range style cooker. The kitchen over-looks the rear garden and provides access to the utility room which offers excellent storage space for utilities.

The first floor offers a landing with a built in storage cupboard and provides access to the second floor level. There are three bedrooms, two of which are double rooms and a very good size single. These are supported by a modern fully tiled bathroom and separate WC.

Bedroom four has been created using the loft space and is a







generous size bedroom with Velux windows to the front aspect and double doors with Juliette balcony overlooking the rear, a fully tiled En-suite shower room with a modern suite complete this level.

The rear garden is predominately laid to lawn with a full width patio, wooden fencing and rear pedestrian access.

The front garden has been professionally laid to briquette providing hardstanding and off road parking for two/three vehicles

The vendors are motivated to sell and this is reflected in the competitive asking price and therefore early viewing is highly recommended.



**ENTRANCE HALL**

10' 3" x 5' 11" (3.12m x 1.8m)

**LOUNGE**

14' 1" x 12' 1" (4.29m x 3.68m)

**RECEPTION ROOM**

10' 11" x 10' 3" (3.33m x 3.12m)

**KITCHEN**

10' 11" x 8' 3" (3.33m x 2.51m)

**UTILITY ROOM**

11' 00" x 5' 1" (3.35m x 1.55m)

**LANDING**

11' 11" x 3' 3" (3.63m x 0.99m)

**BEDROOM ONE**

13' 11" x 10' 4" (4.24m x 3.15m)

**BEDROOM TWO**

11' 8" x 10' 7" (3.56m x 3.23m)

**BEDROOM THREE**

12' 11" x 8' 6 Max" (3.94m x 2.59m)

**BATHROOM**

5' 5" x 5' 3" (1.65m x 1.6m)

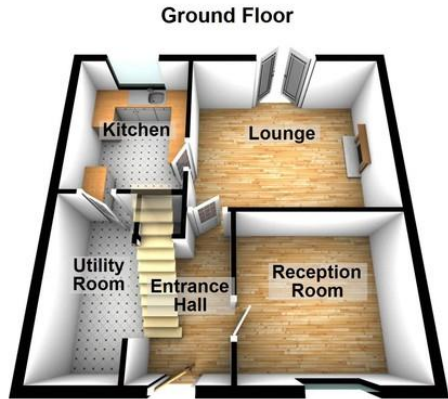
**SEPERATE WC**

5' 4" x 2' 7" (1.63m x 0.79m)

**BEDROOM FOUR /LOFT ROOM**

21' 10 Max" x 14' 9 Max" (6.65m x 4.5m)





**SHOWER ROOM**

7' 8" x 5' 2" (2.34m x 1.57m)

**REAR GARDEN**

**OWN DRIVE**

**CHARGES**

Tenure - Freehold

Council Tax Epping Forest District Council Band C

**UTILITIES AND SERVICES**

Electric - Mains

Water - Mains

Sewage - Mains

Gas - Mains

Broadband - Vendor with Sky

Mobile - Vendor with Sky

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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