



- TRADITIONAL 1950'S SEMI
- LONG REAR GARDEN
- OFF ROAD PARKING
- THREE BEDROOMS

Honey Lane, Waltham Abbey, EN9 3AU

PRICE: £499,995 FREEHOLD

TRADITIONAL 1950'S semi-detached property on a good size plot with off road parking and long rear garden. Three bedrooms, first floor bathroom and second WC. Large through lounge. CHAIN FREE



Property Description

Honey Lane is a well regarded and sought after location comprising of a varying type and style of property with many properties having been substantially extended to create imposing family homes. Its centrally located offering easy access to junction 26 of the M25 with direct links to the A10/M11 intersections. Additionally there are bus routes close by to offer regular service to the neighbouring towns of Waltham Cross , Epping and Loughton for train links.

This particular property is a traditional 1950's semi-detached property which has been in the same ownership from new. It has almost been retained in its original floorplan and therefore offers the incoming party extensive opportunity to modernise and design the property to suit current family requirements in line with neighbouring properties.

The accommodation in brief comprises a good size entrance hall with access to the guest cloakroom/wc which is located on the half-landing. There is a large through lounge extending the full depth of the house which overlooks both the front aspect and grants access to the rear garden via double glazed doors to the rear. The kitchen located off the hall has been replaced in recent years and offers a range of wood effect wall and base units with granite work surfaces.

There are three bedrooms to the first floor, two of which are double rooms and a good size single room. The bathroom presents with a walk in bath and wash hand basin and this is supported by a separate WC.

Externally there is a long established rear garden which has been professionally landscaped into descending tiers with a good size family patio immediately at the rear. Off road





parking for two cars is provided to the front of the property.

Other features include full double glazing and gas central heating. Being offered chain free early viewing is highly recommend.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

6' 4" x 2' 1" (1.93m x 0.64m)

ENTRANCE HALL

14' 4" x 3' 6" (4.37m x 1.07m)

GUEST CLOAKROOM/WC

Located on the half landing

KITCHEN

8' 5" x 7' 8" (2.57m x 2.34m)

THROUGH LOUNGE

26' 6" x 12' 2" (8.08m x 3.71m)

FIRST FLOOR LANDING

BEDROOM ONE

13' 3" x 9' 3" (4.04m x 2.82m)

BEDROOM TWO

12' 0" x 11' 3" (3.66m x 3.43m)

BEDROOM THREE

8' 10" x 6' 8" (2.69m x 2.03m)

BATHROOM

7' 6" x 5' 4" (2.29m x 1.63m)

SEPARATE WC

EXTERIOR

OFF ROAD PARKING FOR TWO VEHICLES

LONG REAR GARDEN

CHARGES AND TENURE

Freehold Title

UTILITIES

Gas - supplied by British Gas

Electric - supplied by British Gas

Water - mains supply with Thames Water

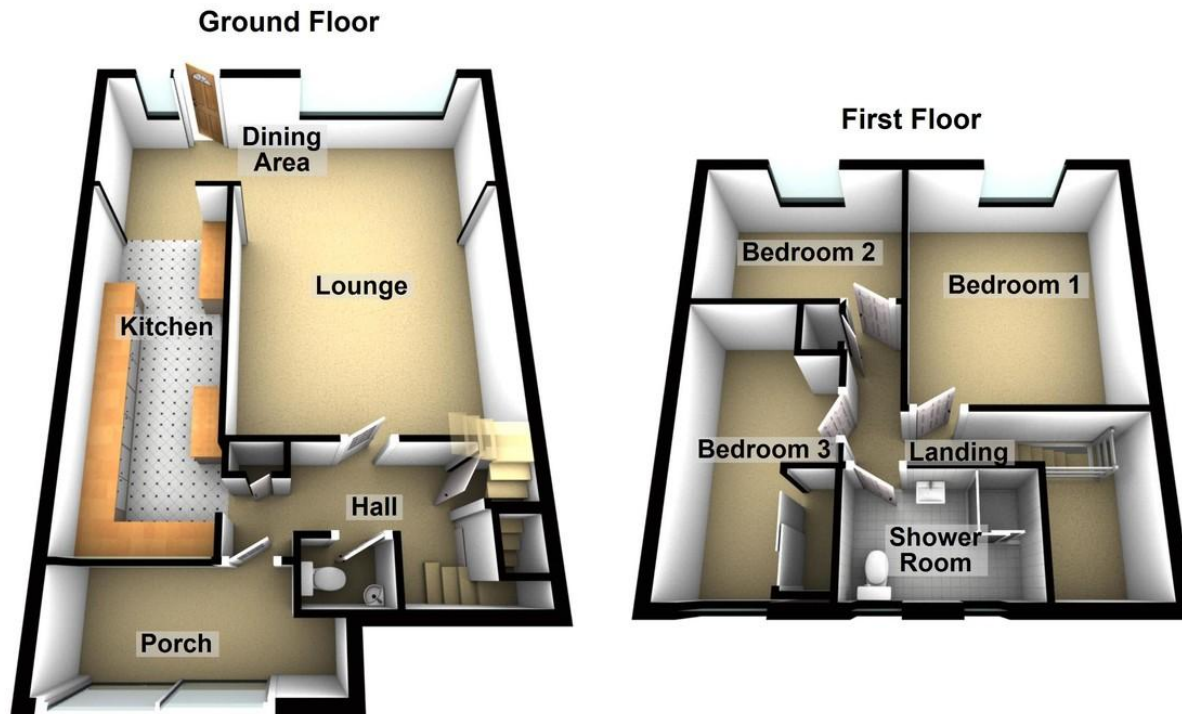
Broadband - Ultrafast 1000 Mbps

Mobile Services - Strongest services Vodafone and O2

Fibre/Satellite TV - BT and Sky

Flood Risk - noted as low

EPC ORDERED



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