



- TERRACE RESIDENCE
- TWO BEDROOMS
- LOUNGE/DINER
- KITCHEN

34 Old Oaks, Waltham Abbey, EN9 1TJ

£345,000

Being offered chain free an opportunity to purchase this two bedroom terrace residence situated on a modern development. The property is within easy access of the town centre, schools and local amenities. Lounge/diner, rear garden, allocated parking, Internal viewing recommended.





## Property Description

Old Oaks is a popular modern development being within easy access of local schools and leisure/sports centre. The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops, eateries and bi-weekly market are within easy access. The picturesque Abbey Gardens are within reasonable walking distance for those recreational purposes.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London. Junction 26 of the M25 motorway is also within access.

The accommodation in general comprises an entrance hall providing access to the lounge/diner which has laminated flooring, stairs to the first floor landing and French doors leading through to the kitchen, which has a range of fitted wall and base units with contrasting work surfaces and providing access to the rear garden.

The first floor level comprises a landing providing access to both bedrooms and bathroom.

Bedrooms one and two are both double rooms and overlook the front and sales aspects respectively.

A fully tiled bathroom with a modern three piece suite complete this level.

The rear garden has been designed to be low maintenance being mainly paved with artificial lawn areas and wooden fencing.

One allocated parking space.







## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE HALL

6' 3" x 4' 2 Max" (1.91m x 1.27m)

### LOUNGE/DINER

17' 00" x 12' 3" (5.18m x 3.73m)

### KITCHEN

12' 3" x 8' 4" (3.73m x 2.54m)

### LANDING

6' 8" x 6' 4" (2.03m x 1.93m)

### BEDROOM ONE

12' 3 Max" x 11' 00" (3.73m x 3.35m)

### BEDROOM TWO

12' 4" x 6' 8" (3.76m x 2.03m)

### BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

### REAR GARDEN

## ONE ALLOCATED PARKING SPACE

### CHARGES

Council Tax Epping Forest District Council Band C

Management Fee £120.12 x 2 Per Annum

Tenure Freehold

### UTILITIES

Electricity - Mains - Supplied by Octopus Energy

Water - Mains - Thames Water

Sewerage - Thames Water

Heating - Gas Central Heating

Broadband - Basic 6 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Mobile Signal - EE, Vodafone, Three, O2





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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 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