



- DETACHED HOUSE
- GATED DEVELOPMENT
- MODERN KITCHEN
- FOUR BEDROOMS

Dominic Court, Waltham Abbey, EN9 1JT

PRICE: Offers in Excess of £765,000

HIGHLY REGARDED GATED DEVELOPMENT. Executive style four bedroom detached residence with two bathrooms. South facing rear garden. Integral garage and parking. Many bespoke improvements by the current vendors.



Property Description

Dominic Court is a highly regarded gated development ideally located walking distance of the town centre with its historic market square which still hosts a bi-weekly market and pedestrianised Sun Street with a variety of shops and eateries. Additionally for the commuter Waltham Cross mainline BR station is just under a mile away offering a regular direct service into London Liverpool Street or junction 26 of the M25 offering connections to A10/M11 is within a five minute drive.

The property itself is well presented and has undergone many quality improvements by the current vendors which has created a modern open plan living space to the ground floor. There is Karndean flooring with underfloor heating throughout, luxury fitted kitchen with quartz work surfaces and integrated "Neff" and "Bosch" appliances, and additionally bespoke electric blinds to the first floor level.

In brief the accommodation to the ground floor comprises a generous size hallway, with stairs leading to the first floor level, lounge, dining area and guest WC.

The lounge is dual aspect enjoying plenty of natural light with double glazed doors leading to the rear garden and an open plan access to the dining area with open plan access to the kitchen and doors leading to the rear garden.

The modern high spec kitchen comprises white high gloss units with contrasting quartz work surfaces and integrated appliances. A real feature of the kitchen is the window seat offering views of the rear garden.

The first floor accommodation comprises a spacious galleried landing, providing access to all bedrooms and bathroom.

Bedrooms one and two both have fitted wardrobes and





overlook the rear garden. The main bedroom has the addition of a fully tiled en suite with walk in shower enclosure, wash hand basin and WC.

Bedrooms three and four overlook the front aspect and these are supported by the main bathrooms which presents with a fully tiled bathroom with a modern suite.

Externally the rear garden comprises a full width patio, with the remainder being laid to lawn with neat flower and shrub borders and side pedestrian access



The front exterior comprises a lawn area with flower and shrub borders and block paved drive with parking for two vehicles leading to an integral garage with power and light and personal door to kitchen.

The property is an excellent example of this executive style and early viewing is highly recommended

ACCOMODATION IN BRIEF COMPRISES

HALLWAY

15' 6" x 6' 10 Max" (4.72m x 2.08m)

LOUNGE

25' 11 Max" x 14' 3 Max" (7.9m x 4.34m)

DINING AREA

10' 11" x 9' 00" (3.33m x 2.74m)

KITCHEN

14' 5" x 11' 00" (4.39m x 3.35m)

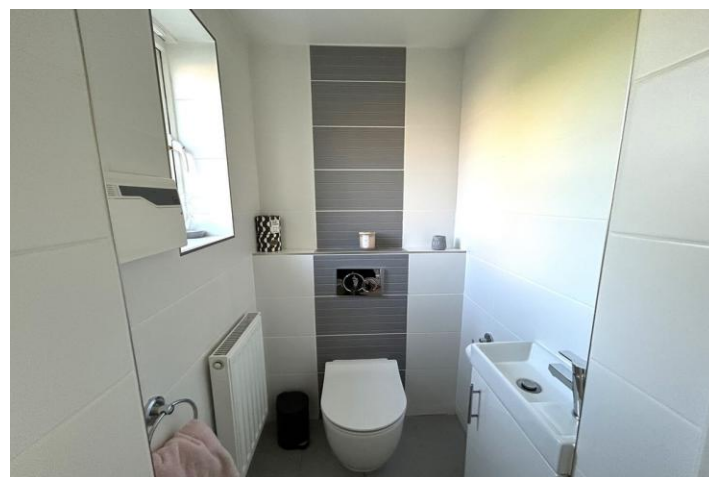
GUEST WC

4' 9" x 3' 7" (1.45m x 1.09m)

LANDING

BEDROOM ONE

12' 10" x 10' 1" (3.91m x 3.07m)





EN SUITE SHOWER

6' 10" x 5' 7" (2.08m x 1.7m)

BEDROOM TWO

13' 2" x 8' 6" (4.01m x 2.59m)

BEDROOM THREE

14' 5 Max" x 8' 5" (4.39m x 2.57m)

BEDROOM FOUR

14' 6" x 5' 11" (4.42m x 1.8m)

BATHROOM

8' 4" x 4' 8" (2.54m x 1.42m)

REAR GARDEN

INTEGRAL GARAGE

OWN DRIVE FOR TWO VEHICLES

CHARGES AND TENURE

Tenure Freehold

Council Tax Epping Forest District Council Band G

Management Fee Approx £995 Per Annum

epcGraph To follow

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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