



- 42' x 12 PARK HOME
- SEMI-RURAL FAMILY PARK
- TWO DOUBLE BEDROOMS
- OPEN VIEWS OVER FIELDS

First Avenue , Galley Hill, Waltham Abbey, EN9 2AL

44' x 12' Park home situated on the popular semi-rural family park at Breach Barns which is set adjacent to Essex countryside. Unit is approx. 16 years old and offers two double bedrooms, kitchen/breakfast room. On plot parking. CASH PURCHASE ONLY

**PRICE: £94,995** (Agreement regulated by the mobile homes act)



## Property Description

42' x 12' park home which is sited on the popular family park at Breach Barns. Breach Barns is a semi-rural pet friendly park with open views over Essex countryside and adjacent to forestland which is enjoyed by local residents and dog walkers.

The units itself is approx. 20 years old and is located on a good size plot with ample parking space and views over parkland to the rear aspect.

The accommodation in brief comprises a good size lounge with views over Essex countryside to the rear aspect. The kitchen/breakfast room is fitted with a range of wall and base units and provides space for a table and chairs.

There are two good size bedrooms with the master bedroom offering a full range of fitted wardrobe cupboards and the second bedroom offering two single fitted wardrobes. A shower room with white suite completes the internal accommodation.

Externally the plot provides a garden which surrounds the unit and backs directly onto open fields. Ample off road parking is provided to the front of the property.

Other features include LPG gas heating and full double glazing.





## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE HALL

10' 3" x 4' 9" (3.12m x 1.45m)

### LOUNGE

11' 7" x 11' 0" (3.53m x 3.35m)

### KITCHEN/BREAKFAST ROOM

11' 7" x 10' 3" (3.53m x 3.12m)

### BEDROOM ONE

9' 10" x 9' 2" (3m x 2.79m)

### BEDROOM TWO

8' 8" x 8' 8" (2.64m x 2.64m)

### SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

## EXTERIOR

### GARDENS

Gardens surround the unit and offer open aspect views to the rear

### PARKING

Ample on plot parking

## CHARGES

TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Epping Forest District Council Band A

Ground Rent £213.30 Per month

## POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.

## UTILITIES

Electricity - Mains





Water and sewerage charges are within the ground rent payment  
Heating - LPG Gas tank  
Broadband - Available  
Mobile Signal and coverage - varies between providers .

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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