



- DETACHED HOUSE
- GATED DEVELOPMENT
- FOUR BEDROOMS
- TWO RECEPTION ROOMS

**Gregory Mews, Waltham Abbey, EN9 1JX**

**PRICE: Offers in excess of £725,000**

**EXECUTIVE STYE** four bedroom detached house located this highly regarded **GATED DEVELOPMENT**. Four bedrooms, two bathrooms with conservatory and south facing rear garden. Ideally located with easy access of the town centre and approximately within one mile of Waltham Cross mainline BR station. Internal viewing advised



## Property Description

Gregory Mews is situated on the highly regarded Beaulieu Grange development centrally located within easy access of the historic town centre with Market Square which still hosts a bi-weekly market and pedestrianised Sun Street with a variety of shops, eateries and bi-weekly market. Additionally the Lee Valley regional park and the white water rafting centre are close by for recreational activities.

Junction 26 of the M25 motorway is within easy access, and Waltham Cross mainline BR station is approximately one mile for direct access into central London.

The property is one of eight properties within a gated courtyard and enjoys the benefit of a south facing rear garden.

The accommodation to the ground floor comprises a generous size hallway with stairs leading to the first floor galleried landing and providing access to the guest WC. Lounge, dining room and kitchen.

A dual aspect lounge overlooks the front aspect with two sets of double doors leading to conservatory and dining room respectively.

The dining room can be accessed from the hallway and lounge and also has double doors leading to the spacious conservatory which overlooks and leads to the South facing rear garden.

The kitchen which overlooks the rear has a range of fitted wall and base units with contrasting work surfaces display cabinets, and integrated appliances. There is access to the useful utility area which further grants access to the side aspect and integral garage.

The first floor features a spacious galleried landing which in turn provides access to four bedrooms and family bathroom.

The master bedroom overlooks the rear and has a range of fitted wardrobes. There is personal access to the en-suite complete with shower cubicle, wash hand basin and WC.





Bedroom two has a range of fitted wardrobes and overlooks the rear aspect, whilst bedrooms three and four overlook the front aspect respectively. The bedrooms are supported by the main family bathrooms which presents with a white three piece suite.

Externally the rear garden faces South is mainly laid to lawn with a paved stone patio area, wooden fencing and side pedestrian access.

The front exterior is mainly blocked paved with parking for 3-4 vehicles leading to the garage which has an up and over door with power and light and personal door to the utility room.

**ACCOMMODATION IN BRIEF COMPRISES:**

**HALLWAY**

15' 6" x 6' 9 Max" (4.72m x 2.06m)

**GUEST WC**

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

**LOUNGE**

26' 5" x 14' 3 Max" (8.05m x 4.34m)

**DINING ROOM**

10' 8" x 8' 10" (3.25m x 2.69m)

**KITCHEN**

14' 3" x 10' 10 Max" (4.34m x 3.3m)

**CONSERVATORY**

17' 6" x 12' 3" (5.33m x 3.73m)

**UTILITY ROOM**

4' 10" x 5' 6" (1.47m x 1.68m)



**LANDING**

16' 4" x 11' 3 Max" (4.98m x 3.43m)

**BEDROOM ONE**

12' 7 Max" x 10' 00" (3.84m x 3.05m)

**ENSUITE SHOWER**

7' 6" x 6' 2 Max" (2.29m x 1.88m)

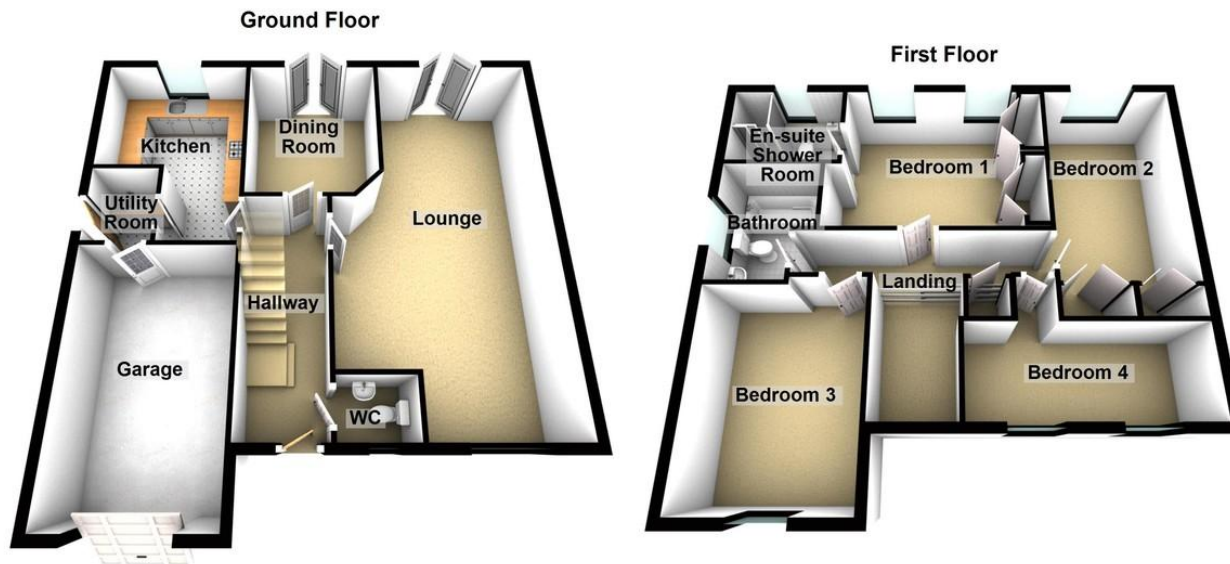
**BEDROOM TWO**

13' 2" x 8' 8" (4.01m x 2.64m)

**BEDROOM THREE**

13' 5" x 8' 4" (4.09m x 2.54m)





**BEDROOM FOUR**

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

**BATHROOM**

8' 4" x 6' 2 Na x" (2.54m x 1.88m)

**REAR GARDEN**

**GARAGE**

16' 8" x 9' 5" (5.08m x 2.87m)

**CHARGES**

Council Tax Epping Forest District Council Band G

Management Fee £112 per month

Tenure - Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains - E-ON

Water - Mains - Thames Water

Sewage - Thames Water

Heating - Gas central Heating - E-ON

Broadband - Sky

Mobile Signal and coverage - EE Vodafone Three O2

Flood Risk - Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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