



- HIGHLY REGARDED LOCATION
- SHORT FLAT WALK TO TOWN CENTRE
- DETACHED BUNGALOW
- GARAGE AND FURTHER PARKING

### Grange Court, Waltham Abbey, EN9 1RQ

CHAIN FREE !!! RARELY AVAILABLE Detached bungalow set in a highly regarded location close to the town centre and its associated facilities. 3 bedrooms, 2 reception rooms, modern bathroom. Good size garden laid to lawn, personal GARAGE and off road parking.

PRICE: £545,000 FREEHOLD





## Property Description

Grange Court is a highly sought after location within the historic town centre being a short flat walk to the impressive Waltham Abbey Church of Waltham Holy Cross and St Lawrence with its acres of protected grounds set adjacent to the 14th Century market square.

There is a charming history dating guests as renowned as Henry III V and Anne Boleyn alongside King Harold who is said to have been buried here in 1066.

This particular home has been in the same family ownership for approx. 50 years and is new to the market. The property comprises of a detached bungalow offering a good size plot with both off road parking, garage and a good size garden laid to lawn within its boundary.

The entrance to the bungalow is granted via the entrance hall which offers immediate access to the lounge which overlooks the front of the property and presents with an attractive cassette style inset electric fire.

The kitchen is fitted with a range of wall and base units with contrasting work surfaces and offers views over the internal courtyard, which in our opinion would make an excellent herb garden.

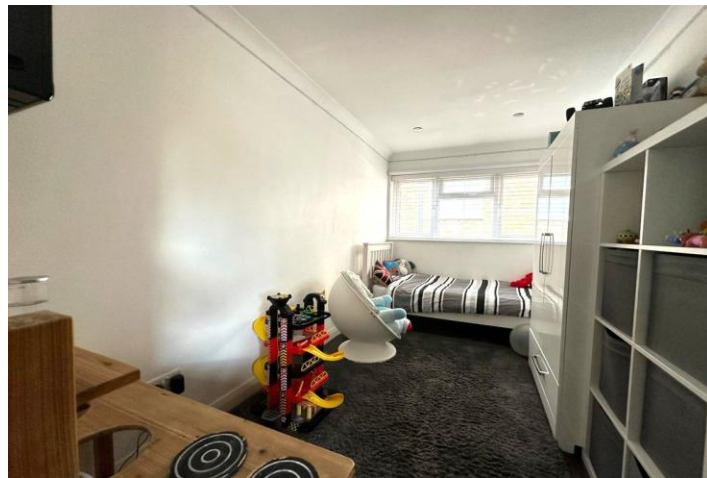
The inner hall provides access to the remainder of the accommodation and additionally provides work from home/office space that leads onto the courtyard via double glazed French doors.

There are three bedrooms all of which could house a double bed and we understand from the sellers that bedroom three was originally the dining room. These rooms are supported by the modern bathroom which houses a white suite and fully tiled walls.

The rear of the property is occupied by the family room/dining room and offers direct access via double glazed French doors on to







the rear garden, which is a real feature of the property, with its large decked patio area and good size lawn. Additionally to support the external space there is off road parking to the front of the property and a single garage which is accessed via a shared drive.

The property does offer flexibility within its floorplan and could easily be organised to suit any family dynamic.

Bungalows this close to the town centre rarely come to market and as such early viewing is highly recommended.

#### **ACCOMMODATION IN BRIEF COMPRISES:**

##### **ENTRANCE HALL**

8' 2" x 6' 2" (2.49m x 1.88m)

##### **LOUNGE**

15' 11" x 10' 5" (4.85m x 3.18m)

##### **KITCHEN**

14' 1" x 10' 7" (4.29m x 3.23m) Max measurements

##### **FAMILY ROOM**

11' 11" x 10' 3" (3.63m x 3.12m)

##### **INNER HALL**

14' 2" x 6' 11" (4.32m x 2.11m)

##### **MASTER BEDROOM**

13' 0" x 9' 0" (3.96m x 2.74m)

##### **BEDROOM TWO**

12' 7" x 7' 0" (3.84m x 2.13m)

##### **BEDROOM THREE**

8' 11" x 8' 8" (2.72m x 2.64m)

##### **BATHROOM**

8' 7" x 6' 9" (2.62m x 2.06m)

##### **EXTERIOR**

##### **SINGLE GARAGE**

Accessed via shared drive





#### OFF ROAD PARKING

Two / three parking spaces are provided on the hardstanding to the front of the property. Additionally there is ample road parking for visitors and this is controlled with resident permit parking. The vendor advises that a 24hr pass is approx. £1.40.

#### REAR GARDEN

Large timber sun deck with the remainder being predominately laid to lawn. Timber shed to remain

#### TENURE AND CHARGES

Freehold Title

Council tax band E within Epping Forest

#### UTILITIES

Gas - Mains Supply - Provider Eon

Electricity - Mains Supply - Provider Eon

Water and Sewage - Mains supply with Thames Water

Broadband - Virgin

Mobile - 02

Flood Risk - Noted as low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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