



- MODERN DEVELOPMENT
- THREE BEDROOM SEMI-DETACHED
- CLOAKROOM/WC
- EN-SUITE SHOWER ROOM

Nursery Rise, Waltham Abbey, EN9 3FB

Modern 3 bedroom semi-detached property set in the corner of a recently established development. Three bedrooms with the master offering an en-suite shower room. Personal drive. Good size garden. CHAIN FREE. Realistically priced for a quick sale.

PRICE: £460,000 FREEHOLD



Property Description

Nursery Rise is a modern development with Upshire on the outskirts of Waltham Abbey town centre. It is ideally located for schooling for all ages and local shops for daily requirements are close by in Upshire parade.

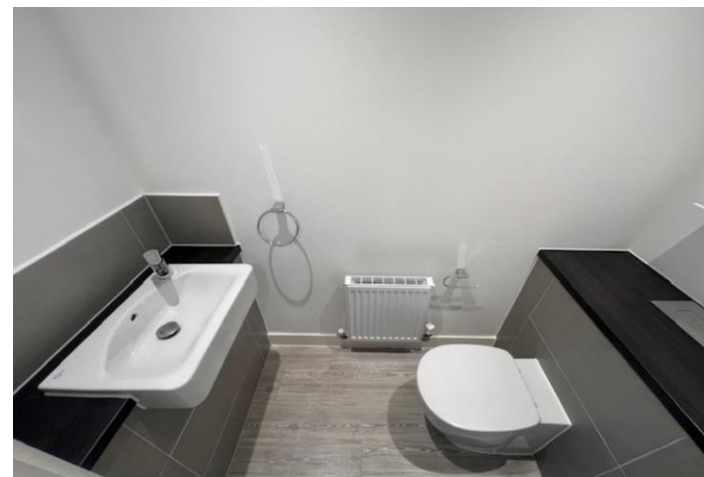
For the commuter junction 26 of the M25 is within a few minutes drive offering connections to the M11/A10 intersections and rail services are found in the neighbouring towns of Waltham Cross and Epping and Loughton for a regular service into London.

This particular property is set in a corner position of similar type housing and benefits from all the modern luxuries you would expect from a modern property including full gas central heating and double glazing.

The accommodation has been designed to suit modern living requirements and the offers to the ground floor a good size entrance hall which grants access to the useful guest WC/cloakroom. There is a lounge/diner with double doors leading onto the rear garden and a luxury fitted kitchen which presents with a full range of wall and base units in a high gloss cashmere finish which further benefits from integrated appliances.

The first floor is well balanced with three good size bedrooms with the master bedroom benefitting from a luxury en-suite shower room with double shower cubicle.

Externally this particular property benefits from a larger style rear garden as the plot extends slightly to the left hand boundary benefitting from its position on the development. There is a good size family patio with the remainder being predominately laid to lawn.





The front of the property has been professionally laid to block paving providing off road parking.

Being offered chain free, early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

7' 5" x 4' 1" (2.26m x 1.24m)

CLOAKROOM/WC

6' 7" x 2' 11" (2.01m x 0.89m)

LOUNGE

16' 8" x 16' 8" (5.08m x 5.08m)

KITCHEN

11' 11" x 8' 11" (3.63m x 2.72m)

FIRST FLOOR LANDING

MASTER BEDROOM

12' 10" x 9' 4" (3.91m x 2.84m)

EN-SUITE SHOWER ROOM

9' 3" x 4' 11" (2.82m x 1.5m)

BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.84m)

BEDROOM THREE

8' 6" x 7' 1" (2.59m x 2.16m)

FAMILY BATHROOM

7' 0" x 6' 10" (2.13m x 2.08m)

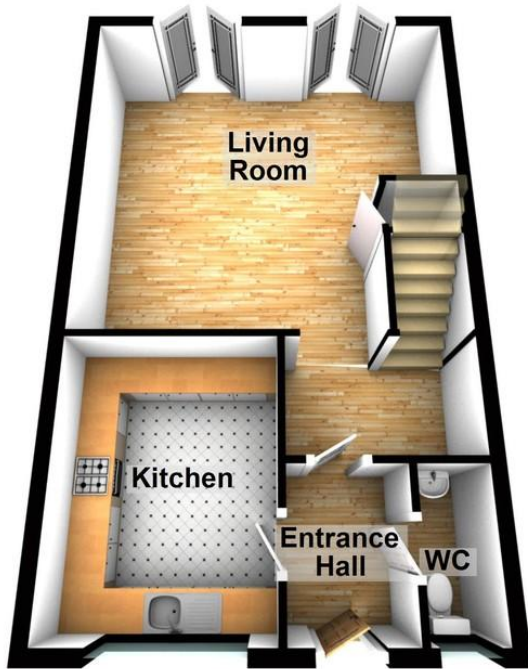
EXTERIOR

LAWNED REAR GARDEN

PERSONAL DRIVEWAY



Ground Floor



First Floor



CHARGES AND TENURE

Freehold Title

Council Tax - Band E within Epping Forest District Council

UTILITIES AND SERVICES

Currently un-disclosed as property is being sold by a part exchange company.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | 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