



- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- LOUNGE
- CONSERVATORY

Merlin Close, Waltham Abbey, EN9 3NG

PRICE: Offers In Excess Of £480,000 F/H

POPULAR LOCATION. Three double bedroom DETACHED property with two reception rooms and two bathrooms. Good size lounge, fitted kitchen, ground floor WC. Off road parking.



Property Description

Merlin Close is a quiet cul de sac situated on the popular Abbeyfields development ideally located providing easy access to local schools for all ages and junction 26 of the M25 motorway which provides connections to the A10 and M11. Rail services are available Waltham Cross BR Station or Epping and Loughton for the Central Line service.

Waltham Abbey's 14th century town centre and market square which lead onto the pedestrianised Sun Street with a variety of shops and eateries are within approximately one mile of the property.

The accommodation to the ground floor comprises an entrance hall leading to the kitchen which has a range of fitted wall base units with display cabinets and contrasting work surfaces and space for a 'range' style cooker, additionally there is a breakfast bar providing a sociable eating area. The kitchen grants access to the inner hallway which provides access to the guest WC, reception room, lounge and stairs leading to the first floor landing.

The lounge is generous size with a feature bay window overlooking the rear garden and double doors leading to the conservatory which overlooks and provide access to the rear garden.

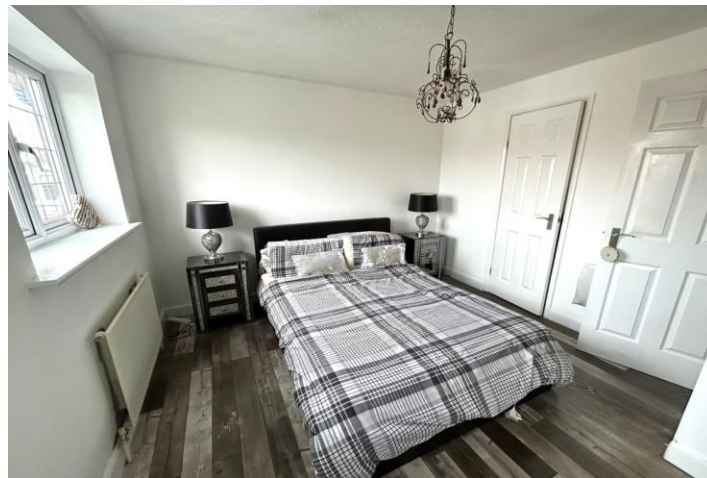
The guest WC which is access from the inner hall comprises a dose coupled WC and vanity wash hand basin. There is a second reception room which offers a variety of uses and could be utilised as family room or home office and this faces the front aspect.

The first floor accommodation comprises a landing with a storage cupboard and provides access to the bedrooms and bathroom.

The master bedroom overlooks the front aspect with a range of fitted wardrobes with access to the en-suite complete with shower enclosure, WC and wash hand basin.

Bedrooms two and three are both doubles with built in wardrobes





and overlook the rear aspect. These two bedrooms are supported by a fully tiled bathroom with a roll-top bath, Victorian style wash hand basin and WC.

The rear garden comprises a timber decked patio, lawn area, decorative slate chippings, a variety of shrubs and side pedestrian access.

The front exterior has hardstanding for two vehicles and an external water-tap.

This particular style of property offering three bedrooms on this development is rarely available and therefore early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

4' 8" x 3' 00" (1.42m x 0.91m)

KITCHEN

14' 2 Max" x 11' 3" (4.32m x 3.43m)

INNER HALL

6' 8" x 2' 11" (2.03m x 0.89m)

GUEST WC

5' 3" x 2' 7" (1.6m x 0.79m)

LOUNGE

19' 7" x 13' 6 Max" (5.97m x 4.11m)

CONSERVATORY

10' 9" x 8' 3" (3.28m x 2.51m)

RECEPTION ROOM

14' 11" x 7' 8" (4.55m x 2.34m)

LANDING

BEDROOM ONE

11' 1" x 10' 4" (3.38m x 3.15m)

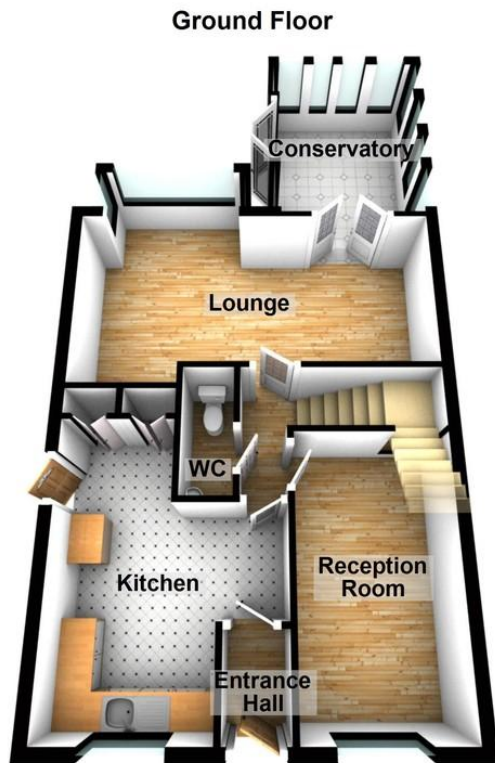
ENSUITE SHOWER

5' 9" x 4' 8" (1.75m x 1.42m)

BEDROOM TWO

9' 1" x 8' 8" (2.77m x 2.64m)





BEDROOM THREE

13' 6 Max" x 8' 9" (4.11m x 2.67m)

BATHROOM

6' 00" x 6' 1" (1.83m x 1.85m)

REAR GARDEN

OFF ROAD PARKING

Front drive provides parking for two vehicles

CHARGES

Council Tax Epping Forest District Council Band E

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EDF Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband and Speed - BT Basic 3Mbps Superfast 291 Mbps

Ultrafast 1000 Mbps

Mobile Signal and Coverage - EE Vodafone Three O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 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