



- CHARACTER SEMI-DETACHED HOUSE
- WALK TO TOWN CENTRE
- STUNNING KITCHEN/DINER
- TWO BATHROOMS

Manor Road, Waltham Abbey, EN9 1NF

PRICE: offers in excess of £475,000

CHARCTER semi-detached property walking distance of town centre. 3 bedrooms, 2 bathrooms. Stunning high gloss kitchen. Off road parking to front. HOME GYM. Excellent presentation throughout. CHAIN FREE.



Property Description

Manor Road is a small cul de sac within walking distance of the picturesque town centre with its historic market square and pedestrianised Sun Street offering an array of shops eateries and bi-weekly market. Directly adjacent to the square is the renowned Abbey Gardens and acres of protected parkland within boundary of the Abbey Church with its notable royal history.

For the commuter Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and additionally junction 26 of the M25 is within one mile and offers connections to the M11/A10 intersection.

Properties in Manor Road rarely come to market and this particular property has been greatly improved by the current sellers which include a refitted kitchen, ground floor shower room and first floor bathroom. There is a low maintenance rear garden leading to garage/storage area currently being used as a gym.

The accommodation in brief offers an entrance hall providing access to the first floor landing, lounge and kitchen/diner.

The lounge is spacious and overlooks the front aspect and retains some character features with cornices and ceiling roses.

The kitchen/diner has a range of fitted grey high gloss wall and base units with granite work surfaces and built in appliances. There is a lobby area off the kitchen providing access to the ground floor shower room and rear garden.





The shower room is fully tiled with a walk in shower enclosure, wash hand basin and WC.

Accommodation to the first floor level comprises three bedrooms, the master overlooking the front aspect with bedroom two overlooking the rear aspect, with bedroom three overlooking the side aspect and leading to the bathroom which is part tiled and overlooks the rear.

The rear garden is mainly paved with a brick built raised flower bed with a variety of shrubs and providing access to the garage which has power and light and currently being used as a gym with a separate storage area.

The front is paved with parking for one vehicle.

Properties in Manor Road rarely become to market so early viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

HALLWAY

11' 3" x 5' 10 Max" (3.43m x 1.78m)

LOUNGE

24' 8" x 13' 8 Max" (7.52m x 4.17m)

KITCHEN/DINER

15' 00" x 12' 11" (4.57m x 3.94m)

LOBBY AREA

6' 3" x 3' 7" (1.91m x 1.09m)

GROUND FLOOR SHOWER

8' 8" x 4' 8" (2.64m x 1.42m)

LANDING

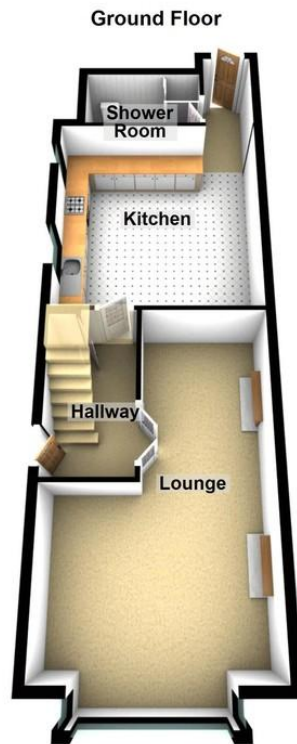
10' 8" x 5' 1" (3.25m x 1.55m)

BEDROOM ONE

13' 10" x 10' 11" (4.22m x 3.33m)

BEDROOM TWO

10' 8" x 8' 3 Max" (3.25m x 2.51m)



BEDROOM THREE

8' 9" x 8' 3" (2.67m x 2.51m)

BATHROOM

8' 00" x 5' 8" (2.44m x 1.73m)

GARAGE

15' 1" x 8' 6" (4.6m x 2.59m)

STORAGE AREA

10' 00" x 9' 2" (3.05m x 2.79m)

REAR GARDEN

UTILITIES AND SUPPLIERS

Electricity - Mains - Scottish Power

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Scottish Power

Broadband - Ultrafast

Mobile Signal - EE Vodafone Three O2

CHARGES

Council Tax Epping Forest District Council Band E

Tenure Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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 are 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