



- 3 BEDROOM STAGGERED TERRACE
- GARAGE AND PARKING
- THREE GOOD SIZE BEDROOMS
- MODERN HIGH GLOSS KITCHEN

Abbotts Drive, Waltham Abbey, EN9 3HH

Three bedroom staggered terrace property in excellent condition throughout. GARAGE and own drive providing further parking. Modern kitchen and bathroom. Central location close to schools, shops and bus routes and additionally the new high spec leisure centre and gym.

PRICE: £425,995 FREEHOLD



Property Description

Abbotts Drive off of Winters Way is centrally located close to local shops, bus routes and schooling for all ages. Additionally the new high spec leisure centre and gym are within a 5 minute walk.

The property itself is a well maintained staggered terraced property which is presented to an excellent standard internally. The current vendors have kept the property well maintained during their ownership and have invested in improving and updating both the kitchen and bathroom.

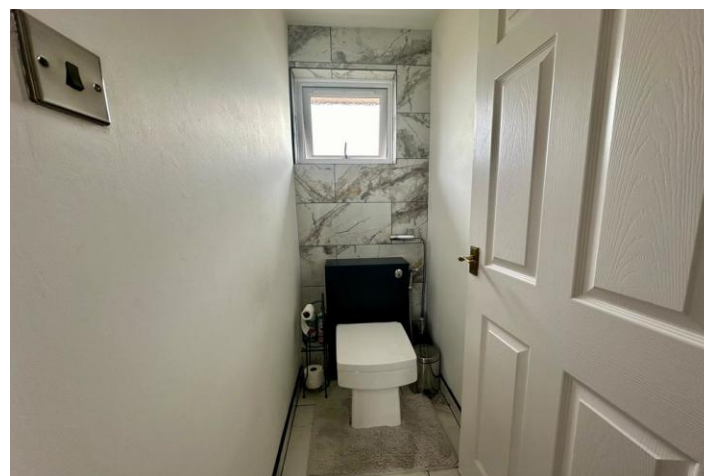
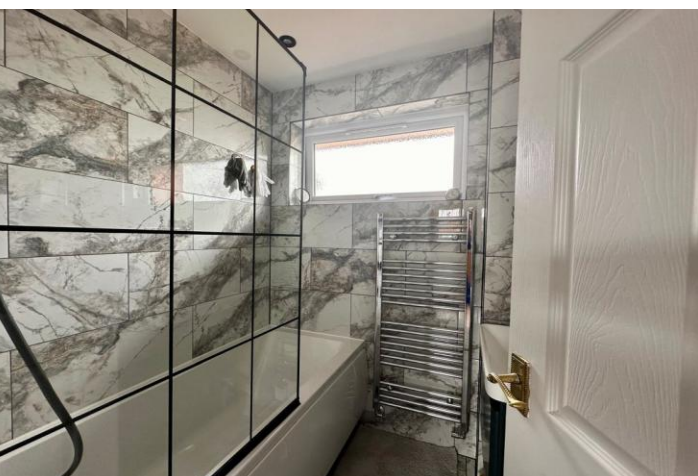
The accommodation is set on a traditional floorplan and offers a good size entrance hall with built in storage cupboards and stairs ascending to the first floor.

A dual aspect kitchen diner is presented with a range of fitted high gloss wall and base units which incorporate an inset electric oven with four ring gas hob and stainless steel extractor. The dining area is presented with a fitted breakfast bar and provides double door access to the rear garden. A good size lounge completes the ground floor accommodation.

The first floor offers a three good size bedrooms all presented in excellent decorative condition and the modern bathroom presents with a white suite incorporating a panelled bath with over head shower and additionally there is a separate WC.

The property offers excellent outside space with a lawned rear garden with close boarded fencing and the front garden provides off road parking for 2-3 vehicles and provides access to the personal garage with up and over door.





Other features include full gas central heating and double glazing. This family is motivated to move and as such early viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

11' 07" x 8' 3" (3.53m x 2.51m)

LOUNGE

13' 8" x 12' 2" (4.17m x 3.71m)

KITCHEN/DINER

19' 2" x 7' 10" (5.84m x 2.39m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 5" x 10' 6" (3.78m x 3.2m)

BEDROOM TWO

10' 1" x 8' 0" (3.07m x 2.44m)

BEDROOM THREE

12' 7" x 7' 2" (3.84m x 2.18m)

BATHROOM

5' 4" x 5' 3" (1.63m x 1.6m)

SEPARATE WC

5' 3" x 2' 8" (1.6m x 0.81m)

EXTERIOR

REAR GARDEN

FRONT GARDEN

Off road parking

GARAGE

Up and over door

TITLE UTILITIES AND CHARGES

Freehold Title

Council tax - Band C within Epping Forest District Council

Electric - Mains

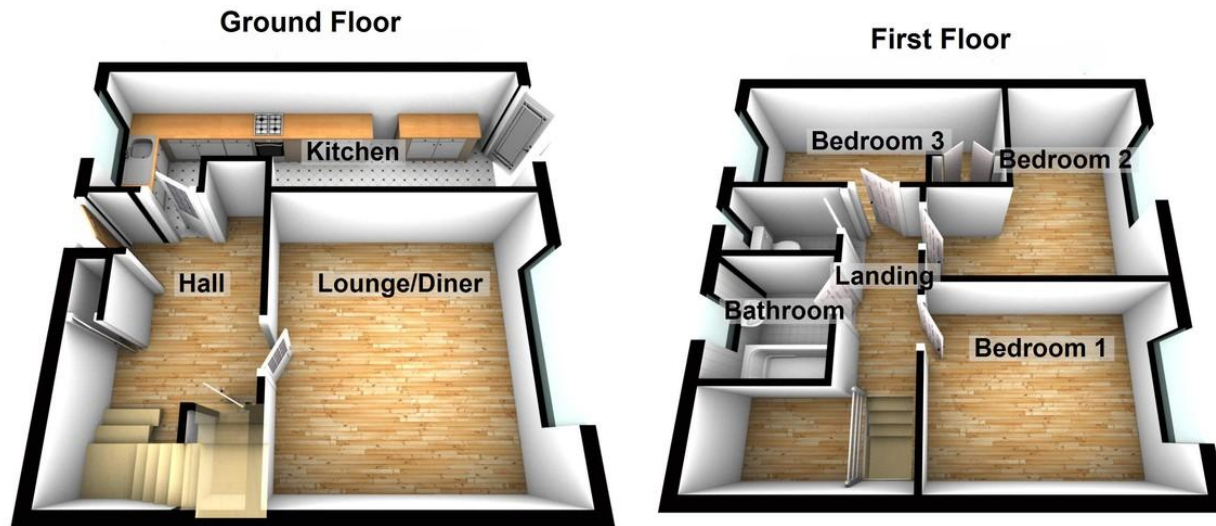
Water - Mains supplied by Thames Water

Sewerage - Thames Water

Heating - Gas Central Heating

Broadband - BT and Sky

Mobile and Signal - 5G



EPC TO FOLLOW

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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