



- TERRACE HOUSE
- DOUBLE STOREY EXTENSION
- TWO BEDROOMS
- LOUNGE

Mason Way, Waltham Abbey, EN9 3ET

PRICE: £385,000 FREEHOLD

TWO BEDROOM TERRACE PROPERTY WITH DOUBLE STOREY REAR EXTENSION. Popular location located close to schooling for all ages. Being extended the property offers good size accommodation including 20' lounge and 16' kitchen. Both bedrooms are large doubles and there is a first floor shower room. GARAGE EN BLOC



Property Description

Mason Way is popular crescent well placed for easy access to the M25 intersection, schooling for all ages, bus routes and local shopping facilities. Additionally the high spec gym, pool and leisure centre is close by.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

This property has the benefit of a double storey rear extension creating unusually spacious living accommodation to both the ground and first floor levels.

Accommodation to the ground floor comprises an entrance porch leading to the 19' through lounge which provides stairs leading to the first floor level and a door providing access to the 16' kitchen/diner. The kitchen presents with a range of fitted white high gloss wall and base units with contrasting work surface, built in oven, hob and micro-wave and additionally there is a courtesy door leading to the rear garden.

The extended first floor accommodation offers two double bedrooms with the master bedroom boasting a large dressing area fitted with a complete range of fitted wardrobes.

A shower room with shower cubicle WC and wash hand basin complete this level.





Externally there is a long rear garden which is comprises a patio area leading to artificial lawn area with a variety of shrubs leading to a rear patio area. Additionally there is a GARAGE EN BLOC.

Other features include full double glazing and gas central heating which is supported by a modern boiler.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

4' 1" x 4' 11" (1.24m x 1.5m)

LOUNGE

19' 9" x 11' 11" (6.02m x 3.63m)

KITCHEN/DINER

16' 5" x 11' 11" (5m x 3.63m)

FIRST FLOOR

LANDING

8' 5" x 4' 11" (2.57m x 1.5m)

BEDROOM ONE

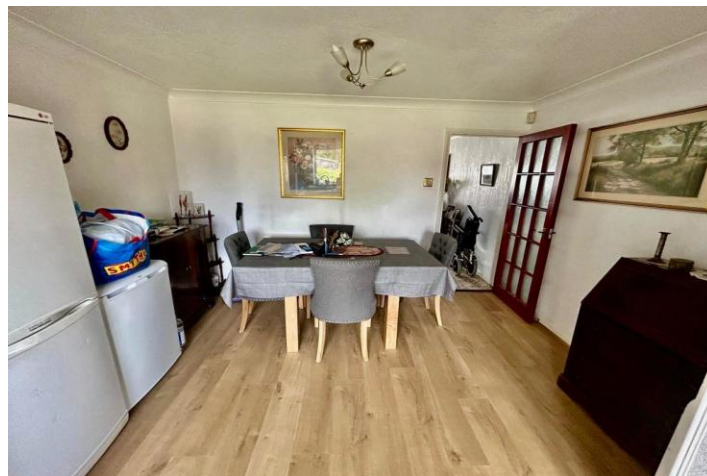
15' 10" x 11' 11" (4.83m x 3.63m)

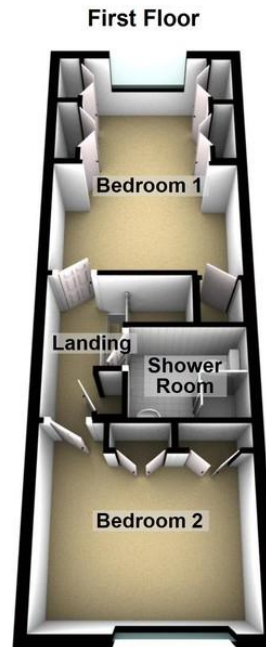
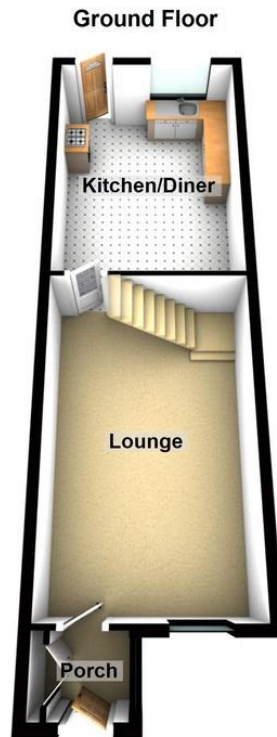
BEDROOM TWO

11' 11" x 10' 7" (3.63m x 3.23m)

SHOWER ROOM

6' 9" x 5' 3" (2.06m x 1.6m)





EXTERIOR

REAR GARDEN

GARAGE EN BLOC

CHARGES

Council Tax Epping Forest District Council Band D

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - OVO

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating OVO

Broadband - Virgin

Mobile Signal and coverage - EE O2 3 Vodafone

Flood Risk - No risk

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