



- SEMI DETACHED
- FOUR BEDROOMS
- TWO RECEPTIONS
- KITCHEN/DINER

Windmill Close, Waltham Abbey, EN9 3BQ

PRICE :£700,000 FREEHOLD

An immaculate and beautifully presented four bedroom semi detached residence which must viewed to be truly appreciated. Two reception rooms, 33ft kitchen/diner, utility area, en suite to master bedroom garage and parking for four vehicles. Ideal family home. First to view will buy.



Property Description

Windmill Close is a small private cul-de-sac located directly off of Honey Lane which ensures a good degree of privacy supported by the facilities and connections that Honey Lane offers. There is direct access to the M25 intersection, regular busses to local towns of Loughton and Waltham Cross. Additionally schooling for all ages is close by.

This particular property is beautifully presented throughout and has been lovingly maintained during the current vendors ownership. There are many bespoke features which elevate this property to a highly desirable family home.

The original bungalow has been extended over the years to now offer a large chalet style home with four bedrooms, two bathrooms and stunning 33' kitchen/diner which extends the full width of the property and grants direct access via bi-fold doors to the rear garden.

The ground floor accommodation in brief comprises entrance hall with stairs ascending to the first floor. There is a useful Guest cloakroom WC, two beautifully appointed reception rooms and finally the whole of the rear of the property is granted to the 33' stunning kitchen diner. This area has been developed with entertaining in mind and boasts a beautifully fitted kitchen with quartz work surfaces, numerous integrated appliances, underfloor heating and bi-fold doors which open out to make the garden a useable extension space of the kitchen. This area is supported by the useful and discreet utility room.



The first floor accommodation boasts a large master bedroom suite with modern en-suite shower room and Juliette balcony overlooking the rear of the property. To support the three other good size bedrooms there is a full



family bathroom.

Externally the rear garden has been beautifully landscaped and designed for low maintenance with a sun terrace immediately at the rear and the remainder being laid to artificially.

There is parking for up to four vehicles and additionally a single garage to the rear of the property.

In our opinion there may be potential to further extend the property to the side aspect and therefore early viewing is highly recommended.

ENTRANCE HALL

11' 11" x 6' 7" (3.63m x 2.01m)

RECEPTION ONE

16' 11" x 13' 1" (5.16m x 3.99m)

RECEPTION TWO

11' 9" x 13' 1" (3.58m x 3.99m)

KITCHEN/DINER

33' 7" x 11' 4" (10.24m x 3.45m)

GUEST WC

4' 6" x 2' 11" (1.37m x 0.89m)

UTILITY AREA

5' 11" x 3' 7" (1.8m x 1.09m)

LANDING

20' 7" x 5' 10" (6.27m x 1.78m)

BEDROOM ONE

14' 6" x 10' 11" (4.42m x 3.33m)

ENSUITE SHOWER

10' 11" x 4' 7" (3.33m x 1.4m)

BEDROOM TWO

12' 7" x 11' 00" (3.84m x 3.35m)

BEDROOM THREE

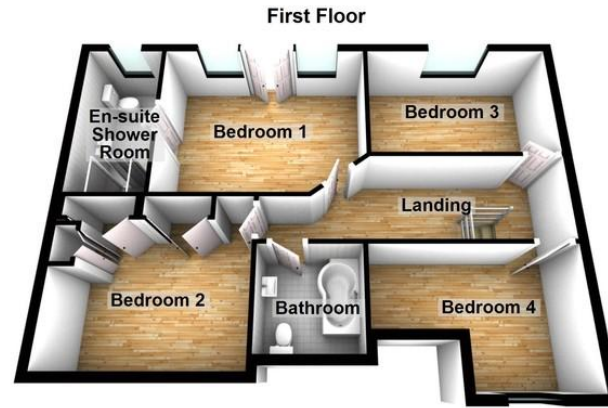
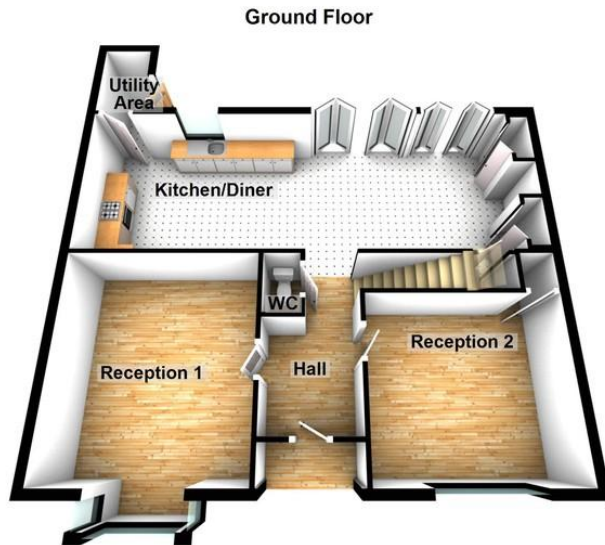
13' 00" x 7' 10" (3.96m x 2.39m)

BEDROOM FOUR

13' 2" x 9' 00 Max" (4.01m x 2.74m)

BATHROOM

6' 9" x 6' 9" (2.06m x 2.06m)



REAR GARDEN

GARAGE

15' 00" x 7' 8" (4.57m x 2.34m)

PARKING FOR FOUR VEHICLES

CHARGES

Council Tax Epping Forest District Council Band E
Tenure - Freehold

UTILITIES AND SUPPLIERS

ELECTRICITY - Octopus

WATER - Thames Water

SEWAGE - Thames Water

HEATING - Gas Central Heating - Octopus

BROADBAND - BT

MOBILE SIGNAL - EE VODAFONE THREE O2

%epcGraph_c_1_334%

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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