



- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- LOUNGE
- DINING AREA

Aimes Green, Galley Hill, Waltham Abbey, EN9 2BJ

PRICE: £595,000 FREEHOLD

FABULOUS SEMI-RURAL LOCATION offering this semi detached property with gated entrance and good sized gardens set amongst Essex forest land. FOUR BEDROOMS, two bathrooms and parking for four/five vehicles. Modern kitchen supported by utility room.



Property Description

Unique opportunity to purchase a large four bedroom semi-detached property in a semi-rural location surrounded by Essex forest land lakes. The location will appeal to those families with an equestrian interest as there are local bridle paths leading to High Beech or families of dog walkers with miles of open footpaths over the Essex countryside. The property has a rural atmosphere but is only 2.5 miles from the historic town centre of Waltham Abbey and its associated facilities.

The property is approached via wrought iron gates and opens up to a large front drive with parking for approximately four/five vehicles. Additionally this gives access to the large two story log cabin which the family use as recreational space but does offer a variety of uses including home office/workshop.

Internally the property has been subject to many cosmetic improvements and the well planned accommodation is set around a traditional floorplan. The ground floor offers solid oak flooring throughout and is presented with a good size lounge leading open plan onto the dining area which provides direct access to the rear garden. There is a fully fitted kitchen with modern wall and base units which are finished with a high quality two tone granite work surface and to support this area there is an adjacent fully functional utility room. Completing the ground floor accommodation is a modern compact shower room with free standing shower cubicle and guest WC.

The first floor accommodation provides four good sized bedrooms with the master bedroom boasting a full range of fitted wardrobes and a family bathroom with white suite offering a roll top bath, independent shower cubicle, WC and





wash hand basin.

A real feature of the property are the gardens which offer a large briquette family patio area with space for garden furniture and this extends onto a large well maintained lawn.

Other features include LPG gas heating and full double glazing.

Properties in this location rarely come to market and as such viewing is highly recommended.

Accommodation in general comprises:

LOUNGE

22' 5" x 20' 5 Max" (6.83m x 6.22m)

DINING AREA

11' 7" x 9' 10" (3.53m x 3m)

KITCHEN

12' 10" x 8' 00" (3.91m x 2.44m)

UTILITY ROOM

9' 4" x 8' 10" (2.84m x 2.69m)

GROUND FLOOR SHOWER

5' 8" x 3' 6" (1.73m x 1.07m)

LANDING

13' 6" x 3' 7" (4.11m x 1.09m)

BEDROOM ONE

14' 1" x 10' 5" (4.29m x 3.18m)

BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m)

BEDROOM THREE

12' 6" x 10' 9" (3.81m x 3.28m)

BEDROOM FOUR

10' 8" x 6' 6" (3.25m x 1.98m)

BATHROOM

8' 8" x 7' 3" (2.64m x 2.21m)

REAR GARDEN





LOG CABIN

18' 6" x 10' 8" (5.64m x 3.25m)

CHARGES

Council Tax : Epping Forest District Council Band C

Tenure -Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

Sewage - Septic Tank

Heating - LPG

Broadband and Speed Basic 9Mbps Ultrafast 1000 Mbps

Mobile Signal and Coverage - EE Vodafone Three O2

Flood Risk - No Risk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		

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