



- **REQUIRES MODERNISATION**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE**
- **DINING AREA**

Beechfield Walk, Waltham Abbey, EN9 3AB

PRICE:£370,000 FREEHOLD

Being offered chain free an opportunity to purchase this spacious two bedroom terrace residence being in need of cosmetic improvement and modernisation. The property offers scope to extend to the rear and into the loft space, in line with neighbouring properties, subject to the usual planning consents. Good size rear garden. An internal viewing is highly recommended.



Property Description

Beechfield walk is a popular location on the outskirts of Waltham Abbey town centre. It is ideally located for easy access to junction 26 of the M25 providing interconnections to the A10/M11. For train services, Waltham Cross BR station which offers a regular service to London Liverpool Street is within a 10 minute drive.

The town centre with its historic Market Square and pedestrianised Sun Street with a variety of shops and eateries and bi-weekly market are within approx. one mile.

The property has been in the same ownership for in excess of fifty years and has been well maintained during their ownership. The property does now require modernisation and will be of interest to persons wishing to update a property to their personal specification.

The accommodation to the ground floor comprises an entrance porch leading to a generous size lounge, with stairs leading to the first floor level, and further providing access to the dining area. The dining area provides open arch access to the kitchen and benefits from double doors onto the rear garden. The kitchen presents with a range of fitted wall and base units with contrasting work surfaces and door leading to the rear garden.

The first floor accommodation comprises a landing with a built in storage cupboard. Two double bedrooms, fully tiled bathroom and separate WC.

The rear garden is a real feature of the property and was beautifully maintained by the previous owner. There is a manicured lawn with well stocked flower and shrub border. There is a brick built outhouse currently being used as a





utility room and additionally an external WC.

The front of the property is currently laid to lawn with flower and shrub borders. In line with neighbouring properties it may be possible to create off road parking, subject to the usual planning consents.

Being offered chain free, early viewing is highly recommended

Accommodation in brief:



PORCH

5' 11" x 3' 6" (1.8m x 1.07m)

LOUNGE

16' 8" x 13' 11 Max" (5.08m x 4.24m)

DINING AREA

9' 4" x 8' 2" (2.84m x 2.49m)

KITCHEN

9' 3" x 8' 1" (2.82m x 2.46m)

LANDING

7' 3" x 8' 1 Max" (2.21m x 2.46m)

BEDROOM ONE

13' 2" x 9' 4" (4.01m x 2.84m)

BEDROOM TWO

13' 5" x 8' 2" (4.09m x 2.49m)

BATHROOM

5' 8" x 5' 3" (1.73m x 1.6m)

SEPERATE WC

5' 00" x 2' 6" (1.52m x 0.76m)

REAR GARDEN



CHARGES

Council Tax Epping Forest District Council Band c

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

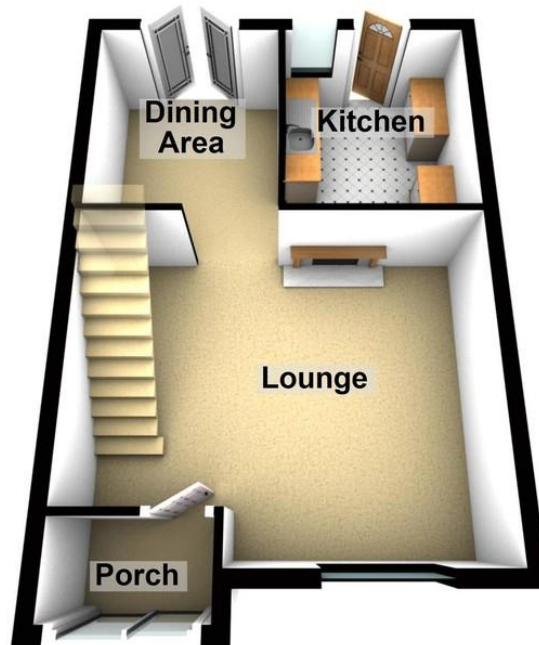
Heating - Gas Central Heating

Broadband - BT (disconnected)

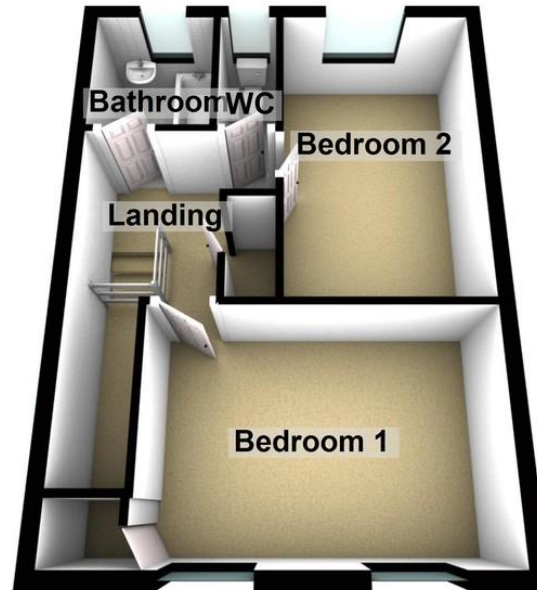
Mobile Signal - EE Vodafone Three O2

Flood Risk - No Risk

Ground Floor



First Floor



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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