



## Rounton Road

, Waltham Abbey, EN9 3AW

**Offers in excess of £400,000**

HOWSE-GROUP are delighted to present to the market, this two double bedroom Victorian property located on a residential street in Waltham abbey En9. The property has been decorated to a modern standard but has kept some key character features, giving the best of both worlds.

Boasting many features which include double glazing and gas central heating. On the ground floor, two reception rooms leading onto a modern kitchen, to the first floor two double bedrooms serviced by a large four piece bathroom suite. Externally to the rear an easy maintainable garden with rear access.

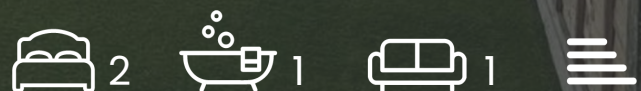
Only a short distance from Sun Street the property benefits from the local shopping and transport amenities.

Call now to book a viewing 0208 087 3122

### Viewing

Please contact us on 0208 087 3122 if you wish to arrange a viewing appointment for this property or require further information.

- TWO DOUBLE BEDROOMS
- TERRACED FREEHOLD PROPERTY
- MODERN DECOR
- FITTED KITCHEN
- LARGE LOUNGE
- DINING ROOM
- FOUR PIECE BATHROOM SUITE
- GARDEN WITH REAR ACCESS
- COUNCIL EPPING FOREST
- EPC D



## Floor Plan

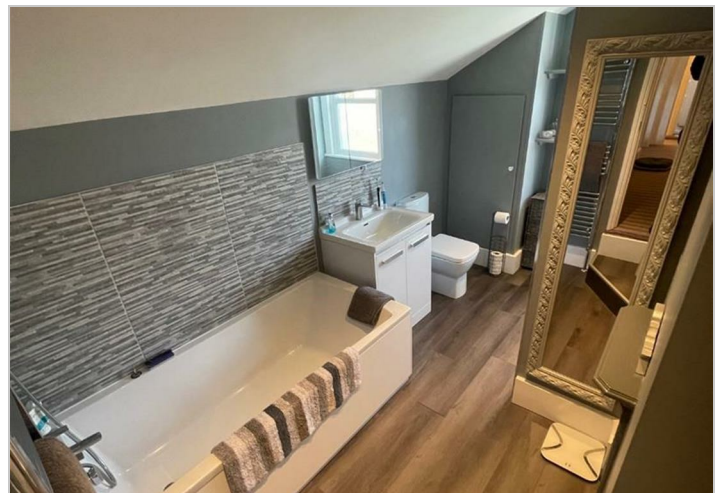


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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