



- OWN GARDEN
- LARGE WORKSHOP
- GROUND FLOOR MAISONETTE
- CHAIN FREE

Buxton Road, Waltham Abbey, EN9 3PP

PRICE: £235,000 LEASEHOLD

OWN GARDEN AND WORKSHOP with this ground floor maisonette. Chain free property ideally located a short walk to local shops bus routes providing regular service to Epping and neighbouring towns. Good size lounge. Modern kitchen and bathroom. PRIVATE GARDEN.



Property Description

Buxton Road is an established residential turning located in Upshire on the outskirts of Waltham Abbey and is ideally located for the local shopping parade with facilities for day to day needs including Co-op supermarket and a local post office. The bus stop provides a regular service to Epping and Waltham Abbey town centre.

For the commuter Epping Central line offers a regular service into London Liverpool Street and junction 26 of the M25 which offers connections to the M11 and A10 intersection is within a five minute drive.

The property itself is set on the ground floor of a small block of four maisonettes and benefits from a personal rear and side garden. Additionally the property has benefit of a small communal area which provides a brick built storage shed.

The accommodation provides access via a personal entrance door to the entrance hall with two built in storage cupboards. There is access to the lounge, bathroom and kitchen.

The bay fronted lounge is a good size and benefits from a solid wood burner (un-tested) and grants access via a bi-fold door to the bedroom. The bedroom has a window overlooking the rear garden.

There is a fitted kitchen which offers a range of wood effect wall and base units with a contrasting work surface which incorporates the stainless steel sink, fitted oven, induction hob and stainless steel cooker hood. The kitchen further benefits from a dishwasher and washing machine (un-tested). The kitchen grants access to the personal rear garden.





The bathroom has been refitted in recent years and now benefits from a white suite comprising 'P' shaped bath with shower over, pedestal wash hand basin and low flush WC and fully tiled walls.

Externally the rear garden is a real feature of the property with a personal garden which has been laid to patio for ease of maintenance. At the rear of the garden is a timber built workshop with enclosed verandah and we understand that power and light are connected to the workshop. Additionally there is a small communal area which further provides a brick built shed for further storage .

Other features include gas central heating and full double glazing. Being offered chain free, early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES

ENTRANCE HALL

LOUNGE

14' 00" x 11' 9" (4.27m x 3.58m)

KITCHEN

11' 2 Max" x 7' 00" (3.4m x 2.13m)

BEDROOM

9' 8" x 6' 6" (2.95m x 1.98m)

BATHROOM

5' 11" x 6' 6 Max" (1.8m x 1.98m)

EXTERIOR

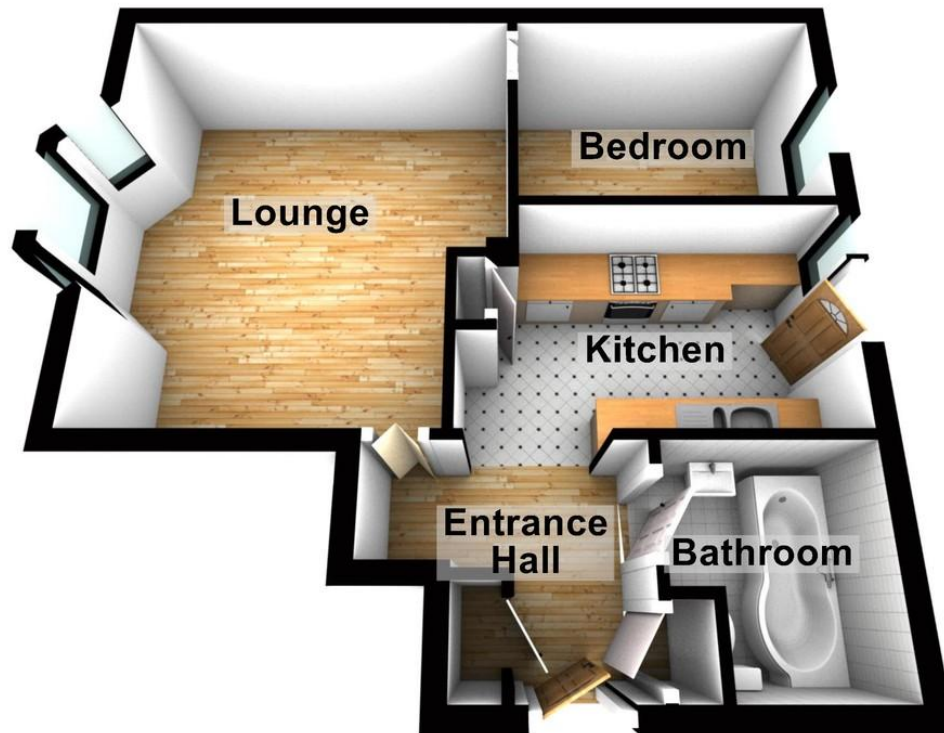
REAR GARDEN

SIDE GARDEN AREA

PUPOSE BUILT SHED AND VERHANDAH

BRICK BUILT STORAGE SHED

Ground Floor



CHARGES

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 90 Years Unexpired

Service Charge - £36.07 PCM includes ground rent

UTILITIES AND SUPPLIERS

Electricity - Mains British Gas

Water - Mains Thames Water

Sewage - Mains Thames Water

Heating - Mains Gas - British Gas

Broadband - Talk Talk

Mobile Signal and Coverage - Vodafone Three O2 EE

EPC AWAITED

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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