



- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Fairways, Waltham Abbey, EN9 1SX

PRICE: £309,995 LEASEHOLD

Situated on the Roundhills development a spacious two double bedroom maisonette with own front and rear gardens, garage en bloc, and residue 999 year lease. Being within easy access of local shopping facilities. An ideal first time purchase. Internal viewing strongly recommended.



Property Description

Rainbow Estate Agents are pleased to present to the market this well presented spacious two double bedroom maisonette being within easy access of local schools, shopping facilities and amenities.

Local bus routes are within walking distance whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

Junction 26 of the M25 motorway is also within easy reach.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries, and Tesco superstore are within easy access.

For recreational purposes there is Larsens Park and the picturesque Abbey Gardens.

The accommodation in general comprises a hall with a built in storage cupboard and providing access to all rooms.

A spacious lounge/diner is light and airy with patio doors providing access to the south facing rear garden.

The kitchen has a range of white fitted wall and base units with display cabinet and timber work surfaces with a built in double oven and hob and space for appliances and patio doors leading to the rear garden.

Two good size bedrooms overlook the front aspect.

While a part tiled/mirrored bathroom with a three piece suite complete the interior.





Externally the low maintenance rear garden is mainly paved with timber fencing surround, side pedestrian access leading to a garage en bloc.

The front garden has artificial lawn with a variety of shrubs and picket fencing.

HALWAY

LOUNGE/DINER

17' 00" x 12' 6 Max" (5.18m x 3.81m)

KITCHEN

10' 4" x 8' 9" (3.15m x 2.67m)

BEDROOM ONE

14' 3" x 8' 10" (4.34m x 2.69m)

BEDROOM TWO

11' 5" x 9' 2" (3.48m x 2.79m)

BATHROOM

5' 6" x 6' 1" (1.68m x 1.85m)

FRONT AND REAR GARDENS

GARAGE EN BLOC

CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Tenure Leasehold Residue 999 Year lease approximately 939 years unexpired

Ground Rent £20 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - BT

Mobile Signal and Coverage Vodafone Three EE O2

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		

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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