



Darby Drive, Waltham Abbey EN9 1EQ

welcome to

Darby Drive, Waltham Abbey

William H Brown are delighted to bring to market this stunning One Bedroom first floor apartment situated in the centre of Waltham Abbey. This property is presented in fantastic condition, featuring a modern kitchen, contemporary lounge/diner, large double bedroom and modern bathroom.

Accommodation Comprises Of:

Entrance Porch

Entrance door to rear aspect, staircase to first floor landing with security entryphone system, doors leading to:

Lounge

18' x 13' 11" (5.49m x 4.24m)

Two double glazed windows to front aspect, laminate floor, radiator.

Kitchen

8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed windows to front aspect, range of fitted wall and base units incorporating single oven, gas hob with extractor hood above, plumbing for washing machine, space for fridge/freezer, stainless steel sink unit.

Bedroom

9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window to rear aspect, cupboard housing boiler, radiator.

Bathroom

Paneled bath with mixer tap and shower unit, low level WC, wash hand basin, fully tiled walls and flooring.





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Darby Drive, Waltham Abbey

- One double bedroom
- Long Lease
- Central town
- Close proximity to local transport links and amenities
- Fantastic Condition

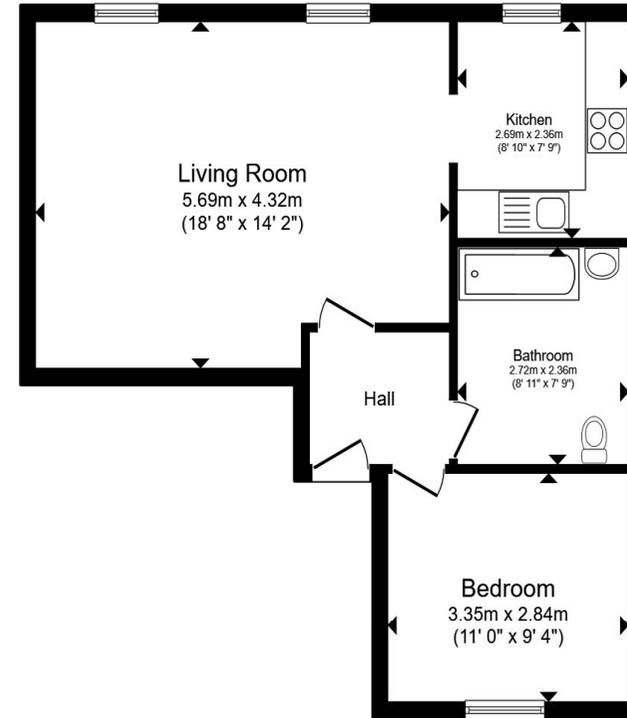
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£210,000



Floor Plan

Total floor area 50.2 m² (541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRX109675 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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