



- SEMI DETACHED RESIDENCE
- THREE BEDROOMS
- LOUNGE
- DINING AREA

**Roundhills, Waltham Abbey, EN9 1UW**

**PRICE: £515,000 FREEHOLD**

An exciting opportunity to purchase this spacious three bedroom semi detached family residence enjoying an open aspect to rear. Features include a spacious lounge with dining area, kitchen/breakfast room, utility room, downstairs WC/ shower and parking for three vehicles. Internal viewing recommended



## Property Description

This property has been in the same ownership since it was built in the mid 1960's and has been lovingly cared for and improved over the years.

The property is well appointed with a ground floor extensions expanding the living area to provide a generous lounge/diner with Mahogany hardwood flooring , good size entrance hall with Amtico flooring which gives access to the kitchen/breakfast room with integrated appliances and Granite effect work surfaces. There is a fitted utility room and additionally a ground floor shower room with WC and wash hand basin.

The first floor offers a recently fitted family shower room, two double bedrooms and a good size single bedroom. Bedrooms one and two both benefit from fitted wardrobe cupboards.

The Southerly facing rear garden is well maintained and has a pleasant rear aspect overlooking open parkland. The front garden provides off road parking for approximately 3-4 vehicles and gives access to the garage which is accessed via an electric up and over door.

Viewing is highly recommended .

### ACCOMMODATION IN GENERAL COMPRISES

#### PORCH

#### HALLWAY

12' 00" x 5' 10" (3.66m x 1.78m)

#### KITCHEN/BREAKFAST ROOM

17' 00 Max" x 13' 1 Max" (5.18m x 3.99m)

#### UTILITY ROOM





6' 3" x 6' 5" (1.91m x 1.96m)

**SHOWER ROOM**

7' 8" x 3' 1" (2.34m x 0.94m)

**LOUNGE**

18' 10" x 19' 5" (5.74m x 5.92m)

**DINING AREA**

20' 00 Max" x 8' 2" (6.1m x 2.49m)

**LANDING**

**BEDROOM ONE**

17' 8" x 10' 5" (5.38m x 3.18m)

**BEDROOM TWO**

9' 7" x 9' 1" (2.92m x 2.77m)

**BEDROOM THREE**

10' 4" x 7' 8" (3.15m x 2.34m)

**BATHROOM**

8' 3" x 6' 2" (2.51m x 1.88m)

**REAR GARDEN**

**GARAGE**

18' 7" x 9' 1" (5.66m x 2.77m)

**CHARGES AND TENURE**

Council Tax Epping Forest District Council Band D

Tenure Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains - EDF Energy

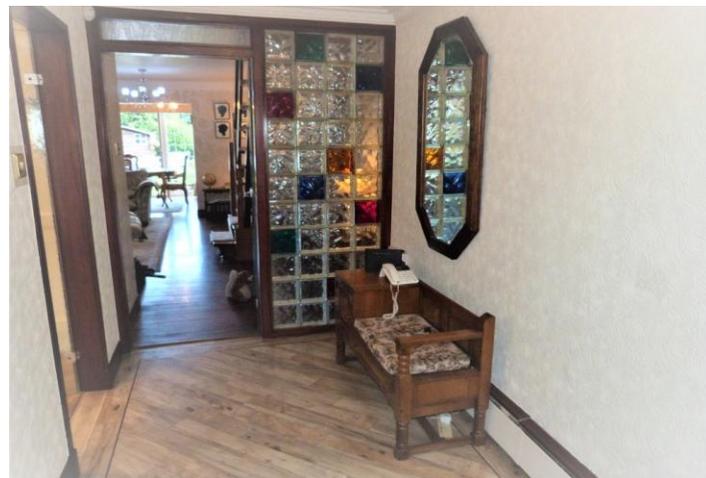
Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating EDF Energy

Broadband - SKY

Mobile Signal and Coverage Vodafone Three EE O2





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