

Entrance:

Side gate to rear garden, front door to reception

Reception: 24' 6" x 11' 1" (7.46m x 3.38m):

into alcove; (Through lounge/diner); Access to kitchen

Kitchen: 11' 7" x 7' 3" (3.53m x 2.21m):

Door to garden, access to utility room/cloakroom/wc

Utility Room: 8' 0" x 6' 8" (2.44m x 2.03m):

Incorporating cloakroom/wc

Landing:

Access to bedrooms 1 + 2

Bedroom 1: 11' 6" x 11' 2" (3.50m x 3.40m):

into alcove

Bedroom 2: 11' 5" x 10' 5" (3.48m x 3.17m):

narrowing to 8' 9" (2.66m); Loft hatch, door to bathroom

Bathroom: 11' 4" x 6' 5" (3.45m x 1.95m):

(Via bedroom 2); loft hatch

Rear Garden:

Side gate to front



A Bit about Waltham Abbey

Borough : Epping Forest District Council
County : Essex

Waltham Abbey

Situated in the south west of Essex, Waltham Abbey is north of London between the River Lea and Epping Forest. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this vibrant location ensures Waltham Abbey remains a desirable place to reside.

TRANSPORT

Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

SHOPPING AND LEISURE

A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the local area.

DIRECTIONS

If you are visiting the office by car you will find parking outside. We are located opposite the town Hall and in front of the historic Abbey



Castles market this well presented two double bedroom Victorian home. Benefits from a large through lounge, modern kitchen, utility room, ground floor cloakroom and an upstairs bathroom. Located in Waltham Abbey's town centre close to shops and eateries and is approximately 1 mile to a train station.

**Townmead Road
EN9**

£370,000 F/H



