

**Entrance:**

Side access, front door to porch to door to reception

**Reception/Diner: 27' 5" x 12' 3" (8.35m x 3.73m):**

(into bay); Stairs to first floor, access to kitchen

**Kitchen: 15' 3" x 12' 7" (4.64m x 3.83m):**

L-shaped: narrowing to 8' 3" (2.51m); Access to bathroom and rear garden

**Bathroom: 7' 8" x 6' 3" (2.34m x 1.90m)**

**Landing:**

Access to bedrooms

**Bedroom 1: 12' 3" x 11' 5" (3.73m x 3.48m)**

**Bedroom 2: 14' 1" x 9' 2" (4.29m x 2.79m)**

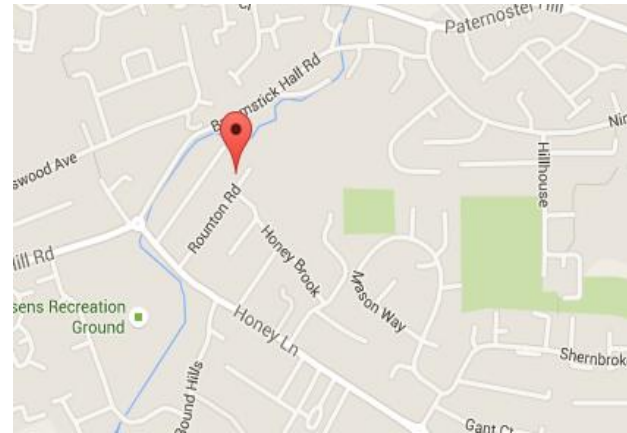
narrowing to 6' 6" (1.98m); Loft hatch

**Bedroom 3: 14' 6" x 7' 5" (4.42m x 2.26m):**

narrowing to 9' 4" (2.84m)

**Rear Garden:**

Side access, brick built out building with power



**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**

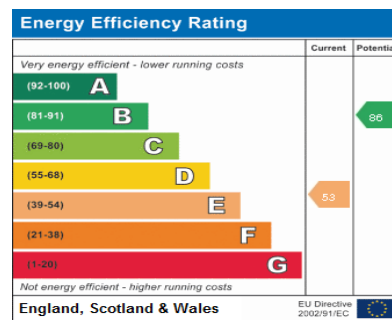
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

**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 chain free semi detached three bedroom Victorian home. Comprising a large lounge diner, modern kitchen, bathroom and an out building. Benefits from a rear garden with side access and being positioned close to local shops and schools.

**Rounton Road  
EN9**

**£390,000 F/H**

