Buxton Road | Waltham Abbey | EN9 3PR

clarknewman

Asking Price £395,000

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A REDECORATED THREE BEDROOM MID-TERRACE HOUSE with parking. The ground floor comprises of an entrance porch, large kitchen diner with useful utility room, separate lounge, and WC. Upstairs benefits from two double bedrooms, a single bedroom and luxury bathroom suite with bath and shower. From the main bedroom there is a staircase leading to a fully boarded loft space. The rear garden is South-facing and spans approximately 70ft. The property is being sold with no onward chain.

- Three Bedrooms
- Parking Space
- Council Tax Band: D
- Mid Terraced House
- Recently Redecorated
- EPC Rating: D

Front

Raised lawn and parking space to front with stairs leading to front door and gate to side alleyway.

Porch

Brick built porch with UPVC double glazed windows and door to street and timber glazed door to entrance hall.

Entrance Hall

UPVC double glazed window to front. External timber glazed door to porch, internal doors to WC, lounge and kitchen. Radiator to wall. Stairs to first floor.

WC
UPVC double glazed window to side. Gas boiler to wall. White WC and sink to wall. Internal door to entrance hall.

Lounge
12'10" x 12'2" (3.91 x 3.71)
UPVC double glazed window to rear. Radiator to wall. Feature fire surround. Internal door to entrance hall.

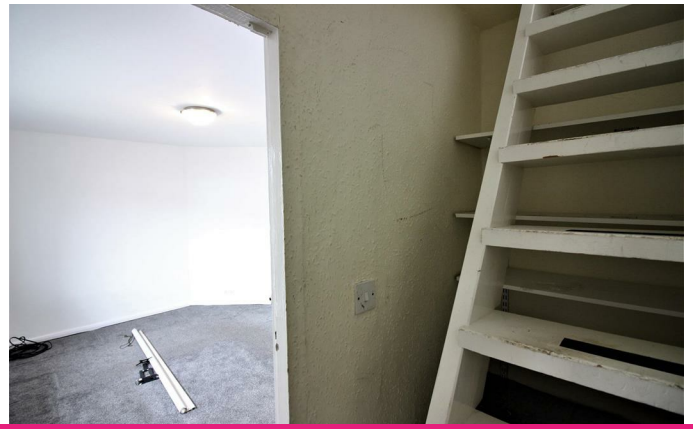
Kitchen Diner
17'1" x 9'5" (5.21 x 2.87)
UPVC double glazed windows on front and rear aspects. UPVC double glazed door to store utility room. Radiator to wall. Storage cupboard under stairs. Internal door to entrance hall. White fitted kitchen with a range of wall and base units, laminate worktops, electric oven, gas hob and 1.5 stainless steel sink and drainer.

Utility Room
5'11" x 7'5" (1.8 x 2.26)
UPVC double glazed windows to side, UPVC double glazed French doors into garden, UPVC double glazed door to kitchen.

Landing
Stairs to ground floor. Internal doors to bedroom and bathroom.

Bedroom One
14'3" x 9'11" (4.34 x 3.02)
UPVC double glazed window to front aspect, radiator to wall. Internal doors to landing and staircase to loft space.

Bedroom Two
11'2" x 9'5" (3.4 x 2.87)
UPVC double glazed window to front aspect, radiator to wall. Internal door to landing.

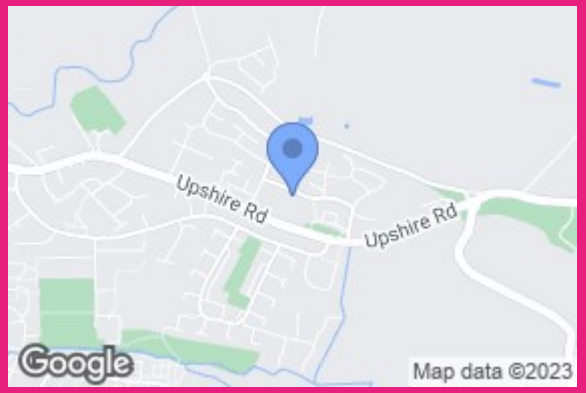


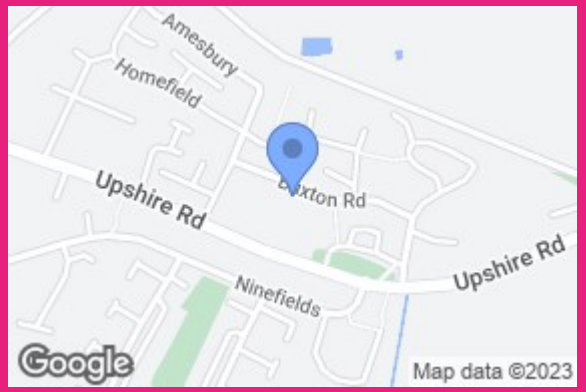
Bedroom Three
11'0" x 6'10" (3.35 x 2.08)
UPVC double glazed window to rear aspect, radiator to wall. Built-in storage cupboard. Internal door to landing.

Bathroom
7'10" x 5'7" (2.39 x 1.7)
Two UPVC double glazed frosted windows to rear aspect. Tiled walls. White suite consisting of bath, WC, pedestal sink and separate shower cubicle. Chrome heated towel rail to wall. Internal door to landing.

Loft
Loft has been fully boarded with two Velux windows. Lighting and power sockets. Staircase leading down into bedroom.

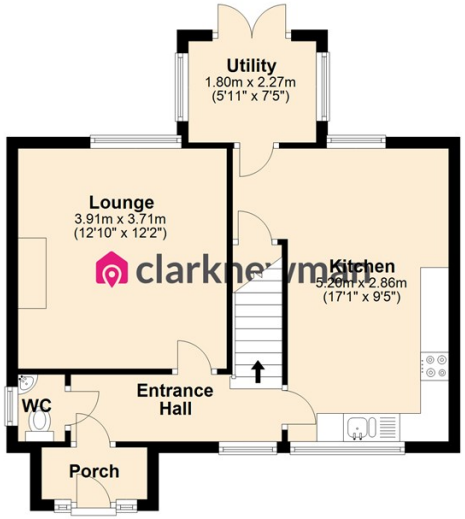
Garden
70'0" Approx (21.34 Approx)
Large South-facing rear garden mostly laid to lawn with patio. Brick built shed and timber sheds for storage. Side access via alleyway.





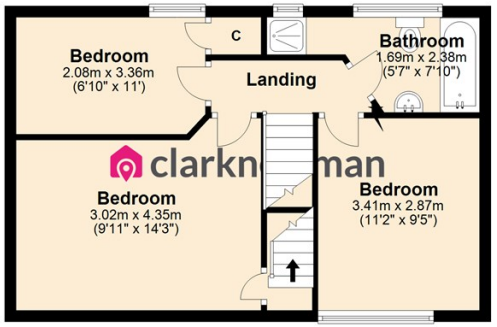
Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)

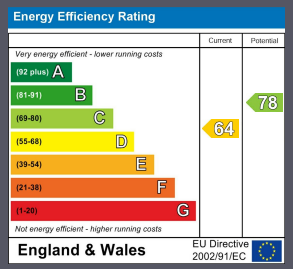


Loft

Approx. 23.8 sq. metres (256.1 sq. feet)

Total area: approx. 112.5 sq. metres (1211.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other iteams are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.



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