



- END OF TERRACE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN

Willow Path, Waltham Abbey, EN9 3EX

Three double bedroom End of terrace residence with double storey extension offering excellent family accommodation. Conveniently located within walking distance of local schools for all age groups and shopping and leisure facilities. Being offered CHAIN FREE an internal viewing is strongly recommended.

PRICE: £485,000 FREEHOLD



Property Description

Willow Path is situated just off Mason Way being within easy access of local schools for all ages, shopping and leisure facilities.

The Town Centre with its historic Market Square and pedestrianized Sun Street with an array of shops and eateries and bi-weekly market is within easy access.

For the commuter Junction 26 of the M25 motorway is within easy access for connection to the M11 and A10. Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The property enjoys a quiet location overlooking a stream and is spacious with well proportioned rooms. The Accommodation to the ground floor comprises an entrance porch providing access to a spacious lounge which overlooks the front aspect.

The dining room which is accessed from the lounge has built in storage cupboards with patio doors providing access to the rear garden and open plan to access to the kitchen with a range of fitted wall and base units with contrasting work surfaces and integrated appliances which include fridge/freezer, washing machine and dishwasher.

Accommodation to the first floor comprises three double bedrooms one with fitted wardrobes, and a spacious bathroom with a corner bath and shower enclosure.

Externally the front garden is predominantly paved with picket style fencing and water feature.





The rear garden has been designed to be low maintenance with a paved stone patio area, artificial lawn area, with rear pedestrian access and personal door to the garage which has an electric up and over door with power and light, accessed from the rear with parking space for one vehicle.

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

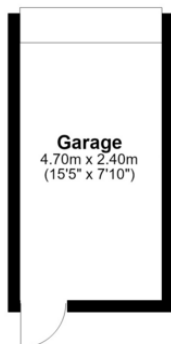
Gas - Mains - EON

Broadband - BT

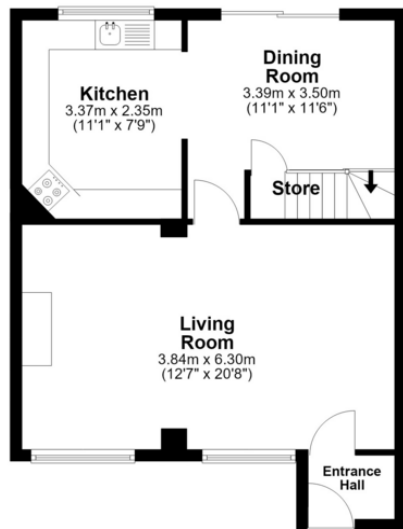
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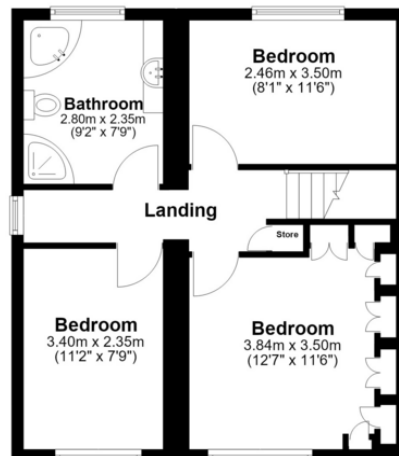
Outbuilding
Approx. 11.3 sq. metres (121.4 sq. feet)



Ground Floor
Approx. 47.7 sq. metres (513.4 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 102.4 sq. metres (1101.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Willow Path

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		

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