



- TERRACE HOUSE
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINER

Skarnings Court, Winters Way, Waltham Abbey, EN9 3HE

PRICE: offers in excess of £365,000

Spacious two bedroom terrace residence with the potential to be converted to a three bedroom situated within easy access of local schools for all ages, shopping and leisure facilities. The property would make a suitable first time purchase. An internal viewing is strongly recommended.



## Property Description

Skarnings Court is small cul-de-sac off of Winters Way and is well located for all local facilities, well regarded schooling, bus routes and local shops. The High Tec leisure centre gym and pool is within a short walking distance.

The property itself is deceptively spacious and offers good size entrance hall with three built in storage cupboards, kitchen with good range of wall and base units extend into the dining area. The dining area has double glazed patio doors leading onto the rear garden and there is an open plan access to the good size lounge.

The first floor has two double bedrooms, the second bedroom extends from the front to the rear of the property and be converted to create three separate bedrooms.

A part tiled bathroom with white suite and separate WC complete the interior.

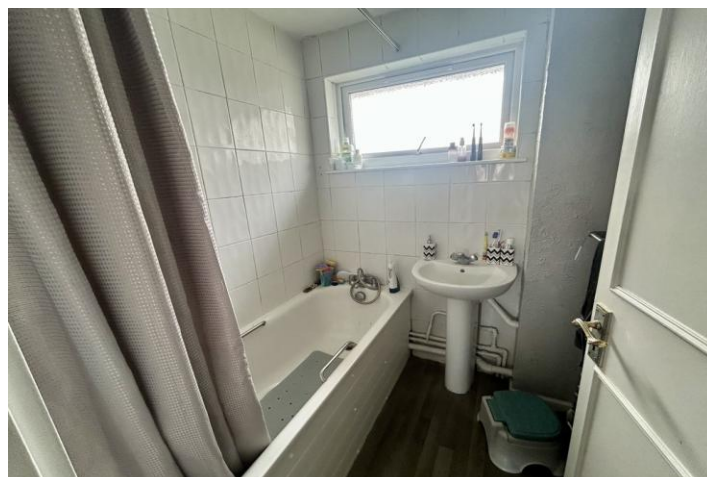
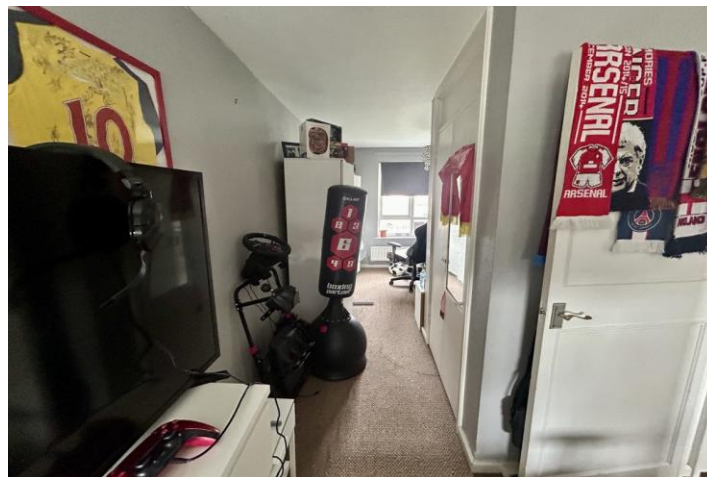
Externally the property has a good size front garden with hedgerow border.

The rear garden comprises a paved stone patio area the remainder being laid to lawn with path leading to rear and rear pedestrian access.

The property has full double glazing and gas central heating and would make a suitable first time purchase.

Viewing is highly recommended





## ACCOMMODATION IN GENERAL COMPRISES

### ENTRANCE HALL

13' 9" x 8' 4" (4.19m x 2.54m)

### LOUNGE

13' 8" x 12' 2" (4.17m x 3.71m)

### KITCHEN

19' 2" x 6' 10" (5.84m x 2.08m)

### LANDING

13' 7" x 2' 7" (4.14m x 0.79m)

### BEDROOM ONE

12' 5" x 10' 8" (3.78m x 3.25m)

### BEDROOM TWO

20' 11" x 9' 11 Max" (6.38m x 3.02m)

### BATHROOM

5' 6" x 5' 4" (1.68m x 1.63m)

### SEPARATE WC

5' 7" x 2' 9" (1.7m x 0.84m)

### FRONT AND REAR GARDENS

## TENURE AND CHARGES

Council Tax Epping Forest District Council Band C

Tenure - Freehold

## UTILITIES AND SUPPLIERS

Electricity - Mains - E.ON

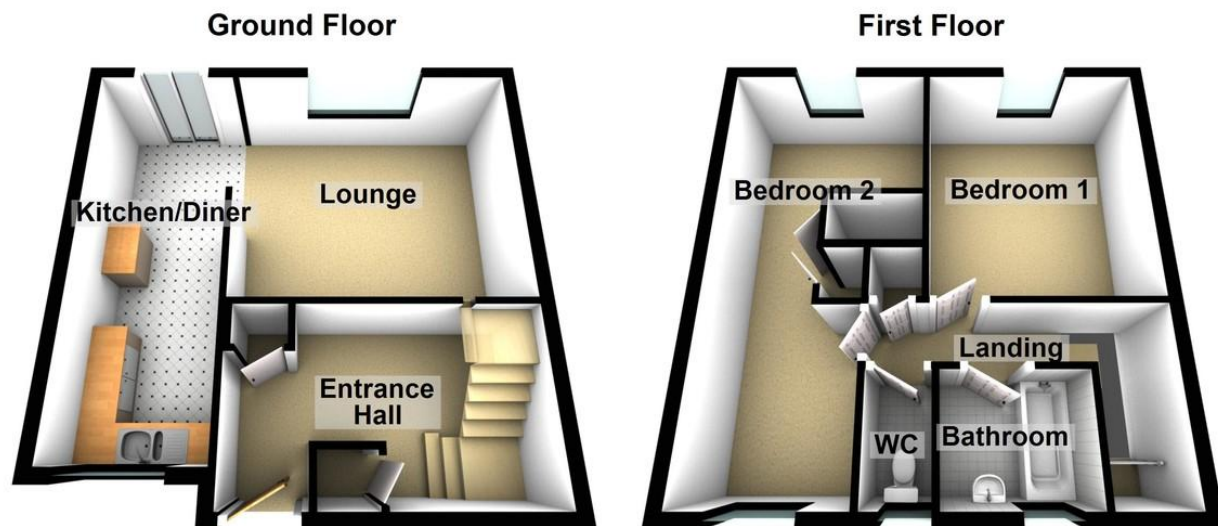
Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating Gas Central Heating - E.ON

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)  
01992 711222  
[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements