



abel
OF HERTFORD
Sales & Lettings

Townmead Road, Waltham Abbey,
£285,000



Townmead Road, , Waltham Abbey EN9 1RP

PRICED TO SELL we offer this charming town centre property in the conversation area of Waltham Abbey. Through lounge, good size kitchen, two bedrooms first floor bathroom. CHAIN FREE

Realistically priced to sell we are delighted to offer this town centre cottage set in the conservation area within the market town of Waltham Abbey with its historic heritage and bi-weekly market. The property is ideally located within a short flat walk to the town centre and the townmead recreational facilities are close by.

The property would benefit from cosmetic improvement and this is reflected in the asking price.

The accommodation is well appointed and offers a lounge/diner, good size kitchen, two bedrooms and a large first floor bathroom.

Externally there is an enclosed rear garden which extends to approximately 40' in depth. Other features include gas central heating and part double glazing.

ENTRANCE LOBBY:

Multi pane window and multi pane door through to:

THROUGH LOUNGE/DINER:

24' 9" x 10' 8" (7.54m x 3.25m)

Double glazed window to front aspect and window overlooking rear. Stairs ascending. Dado rail, two radiators, TV point. Door through to:

KITCHEN:

14' 7" x 6' 5" (4.44m x 1.96m)

Range of light oak base effect with roll top work surfaces incorporating stainless steel single drainer sink unit. Space for gas cooker with extractor over, ceramic tiled floor, space for up right fridge/freezer. Door through to lean to.

LEAN TO

4' 2" x 9' 6" (1.27m x 2.9m)

Timber construction with poly carbonate roof and ceramic tiled floor. Door through to rear garden.

'L' SHAPED FIRST FLOOR LANDING

Radiator, access to personal loft space (uninspected).

MASTER BEDROOM:

11' 0" x 10' 8" (3.35m x 3.25m)

Double glazed window to front aspect.

BEDROOM TWO

10' 5" x 7' 0" (3.18m x 2.13m)

Double glazed window to rear aspect. Coved cornice, radiator.

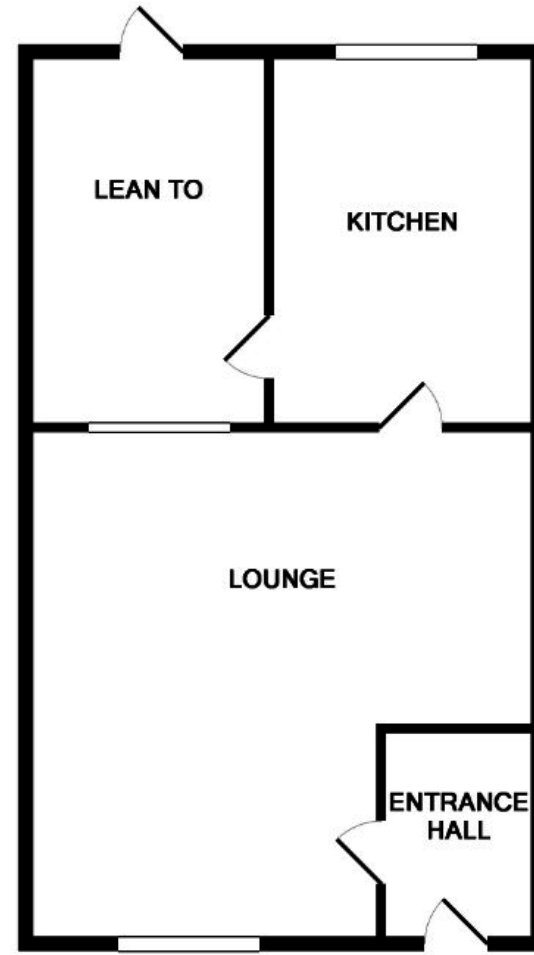
BATHROOM

10' 4" x 6' 7" (3.15m x 2.01m)

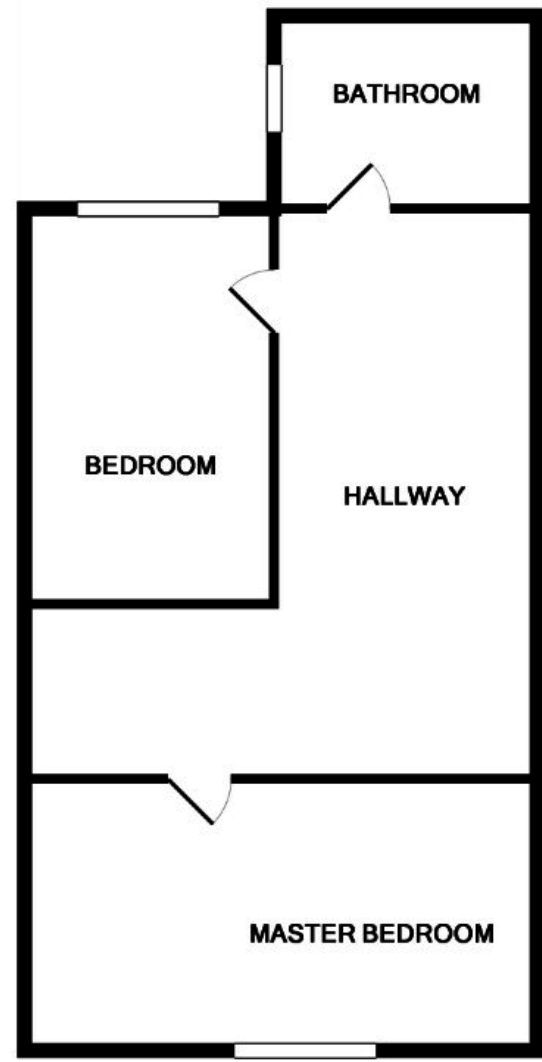
Steps leading down to bathroom. Double glazed window to side aspect. White suite comprising panelled bath, pedestal wash hand basin, low flush WC, radiator, wall mounted boiler (untested).

GARDEN

Extends to approx. 40' depth. Patio area immediately at the rear with the remainder being laid to lawn.

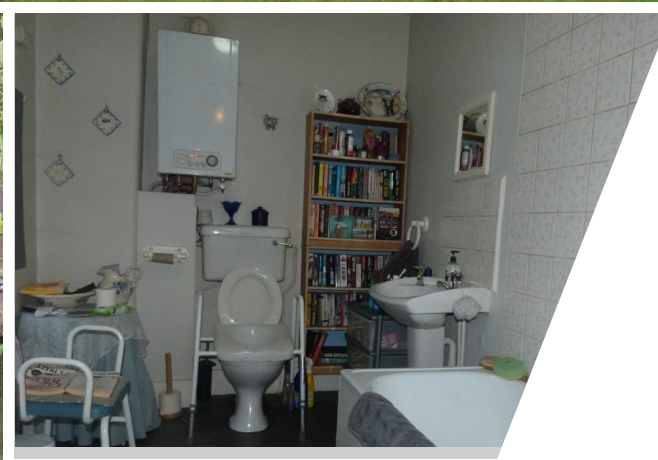
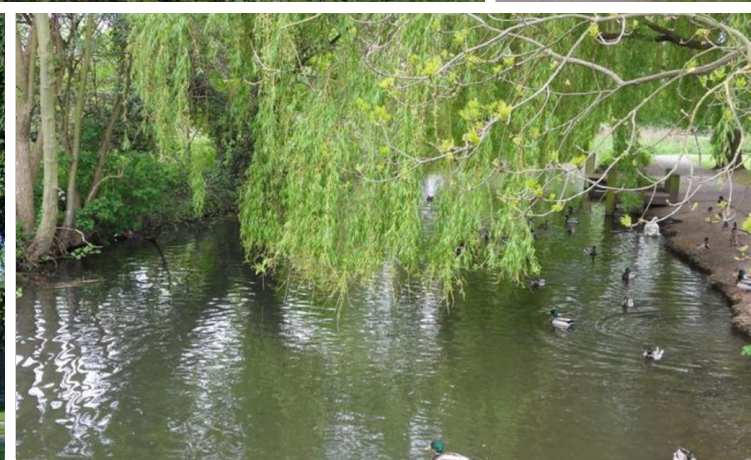


GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(49.9 SQ.M.)





Get in touch

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