



Grange Court, Waltham Abbey, EN9

BUTLER  STAG





**Guide Price £625,000 - £650,000**

**Situated in one of Waltham Abbey's most desirable cul-de-sac locations, this exceptional two-bedroom semi-detached bungalow offers beautifully appointed interiors, generous outdoor space, and outstanding potential for future extension (STPP). Grange Court enjoys a peaceful setting just a short, level walk from the town centre, the historic Abbey church, and a range of local amenities and transport links.**



## Freehold

- Semi Detached Bungalow
- Two Bedrooms
- Spacious Modern Bathroom With Natural Light
- Generous Front and Rear Gardens
- Prime cul-de-sac Location Near The Town Centre and Transport
- Spacious Loft With Extension Potential (STPP)

aving undergone significant refurbishment by the current owners, this home is presented in superb condition throughout and must be viewed to be fully appreciated.

A spacious entrance hall sets the tone, leading to two well-proportioned double bedrooms at the front of the property. The large family bathroom benefits from natural light, while the modern, fully fitted kitchen opens into a bright double-glazed conservatory—perfect for dining or relaxation.

The heart of the home is a welcoming lounge featuring a stylish fireplace and direct access to the impressive rear garden, complete with an expansive decking area ideal for entertaining.

The substantial loft space presents an excellent opportunity for future conversion, subject to the usual planning permissions.

Externally, the property boasts a generous front garden and a large private driveway offering ample off-street parking. To the rear, the former detached garage has been thoughtfully converted into a useful utility room and a separate workshop with its own private entrance.

Grange Court is ideally positioned for easy access to local shops and cafes, with Waltham Cross mainline station nearby providing fast and regular services to London Liverpool Street via Westfield Stratford.







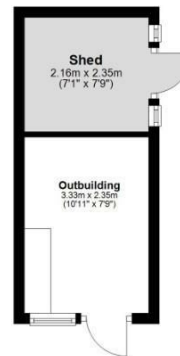
## Grange Court

Approx. Gross Internal Area 83.9 Sq M ( 903.1 Sq Ft )

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**Outbuilding**  
Approx. 13.1 sq. metres (141.4 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.