



Pinnacles, Waltham Abbey, EN9

BUTLER & STAG



**Set within a quiet cul-de-sac turning is this charming ground floor maisonette apartment located in the desirable area of Waltham Abbey, Essex. This beautifully presented property has recently undergone a complete renovation, boasting a fresh and modern aesthetic throughout.**



## Leasehold

- Ground Floor Maisonette
- Two Double Bedrooms
- Separate Lounge
- Front & Rear Gardens
- 944 Years Remaining Lease
- Private Garage
- Cul-De-Sac Turning
- Chain Free

With two spacious double bedrooms, a separate fully fitted kitchen, a comfortable lounge area, private front and rear gardens, and a garage, this home offers both style and functionality. Upon entering, you are greeted by a warm and inviting atmosphere, with the newly decorated interiors creating an immediate sense of comfort. The living space is thoughtfully designed, providing ample room for relaxation and entertaining guests. The separate lounge area offers a cosy retreat, perfect for unwinding after a long day.

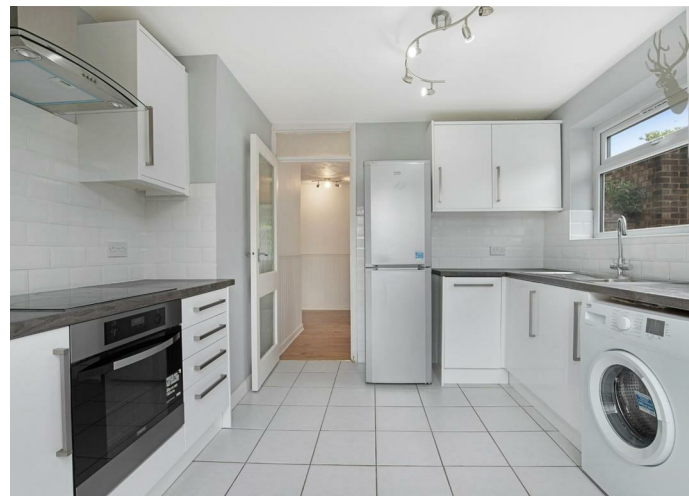
The separate fully fitted kitchen is a culinary delight, equipped with modern appliances and offering plentiful storage space for all your cooking needs.

The property features two generously sized double bedrooms, each providing a peaceful sanctuary for rest and rejuvenation. With neutral tones and large windows, these bedrooms are flooded with natural light, creating a serene and airy atmosphere whilst both holding views of the rear garden.

One of the standout features of this maisonette apartment is the private front and rear gardens. The front garden offers a delightful space to relax and enjoy the outdoors, while the rear garden provides a secluded oasis, perfect for hosting summer barbecues or simply enjoying a quiet morning coffee.

Additionally, this property includes a garage, providing convenient parking and extra storage space. You can rest assured knowing that your vehicle is safely housed, protected from the elements.

Located in the sought-after area of Waltham Abbey, Essex, this property enjoys a prime position within a friendly and vibrant community. The surrounding area offers a range of amenities, including shops, restaurants, and recreational facilities, ensuring all your day-to-day needs are within easy reach.

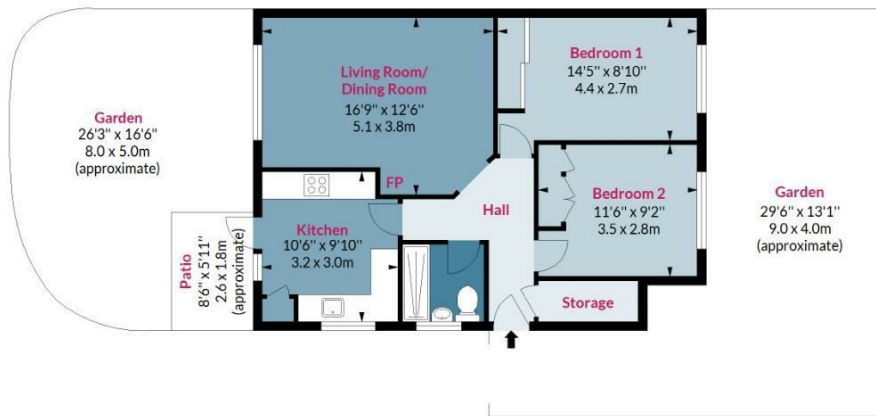




## Pinnacles, EN9

Approx. Gross Internal Area 678 Sq Ft - 62.99 Sq M  
Approx. Gross Patio/Garage Area 185 Sq Ft - 17.19 Sq M

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### Ground Floor

Floor Area 678 Sq Ft - 62.99 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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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.