Rosebank, Waltham Abbey, EN9

BUTLER & STAG

Guide Price £550,000 - £575,000

A lovely three bedroom semi-detached family home which is quietly positioned off Honey Lane in this popular residential location which also has planning for a rear extension.

Freehold

- Semi Detached Family Home
- Spacious Separate Lounge
- Off Street Parking/Detached Garage
- EPF/1736/21-Proposed Single Storey Side And Rear Extensions
- Three Bedrooms
- Kitchen/Breakfast Room
- Chain Free

Accommodation comprises of a spacious living room, a kitchen/breakfast area which also offers access to the rear garden.

On the first floor, are three bedrooms and a family bathroom.

Externally the house enjoys, a low maintenance rear garden with patio area which leads onto decking perfect for entertaining. Also the added bonus of having a summer house which can be turned into whatever you decide.

Rosebank is situated on the outskirts of the historic market town of Waltham Abbey with an abundance of shops, pubs and restaurants within approximately one mile and is located within a short distance of the M25 (J26) and the M11. Rail links into London are available in Waltham Cross which is approximately 2.5 miles and Loughton underground which is approximately 5 miles.

DON'T STOP
ROCK IT TO THE
BANG BANG BOOGIE
SAY UP JUMP THE
BOOGIE TO THE
RHYTHM OF THE
BOOGIE THE BEAT.

Rosebank, EN9

Ground Floor
Approx. 39.68 Sq. meters (427 Sq. feet)

First Floor
Approx. 39.68 Sq. meters (427 Sq. feet)

Total area(Including Garage/ Outbuilding): approx. 117.04 Sq. meters (1260 Sq. feet)
Total area(Excluding Garage/ Outbuilding): approx. 79.36 Sq. meters (854 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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