



Paternoster Hill, Waltham Abbey, EN9

BUTLER  STAG



**Welcome to this charming three-bedroom end of terraced house nestled in the heart of Waltham Abbey. Boasting a vast block paved driveway, capable of accommodating three vehicles with ease, this property offers convenience and practicality from the moment you arrive.**



## Freehold

- End-Of-Terraced Family Home
- Stunning Condition Throughout
- Large Open Plan Kitchen/Dinning Room
- South Facing Rear Garden
- Further Potential To Extend STPP
- Three Bedrooms
- Formal Reception
- Utility Room & Guest Cloakroom
- Off-Street Parking For Three Vehicles
- 1032 Sq.ft

Step inside to discover a beautifully finished interior, adorned with new flooring throughout the ground floor, lending a fresh and modern aesthetic to the home. The ground floor is designed for both relaxation and entertaining, featuring a large formal reception room that seamlessly flows into the open-plan kitchen/dining area. This spacious layout provides ample space for hosting gatherings with family and friends.

Convenience is key with a ground floor utility room and W/C, offering practical amenities for daily living. Ascend to the first floor to find three well-appointed bedrooms, providing comfortable accommodation for the whole family. A family bathroom completes the first floor, offering both style and functionality.

Step outside to the lovely south-facing rear garden, a true oasis for outdoor enjoyment. The garden is thoughtfully landscaped with a variety of features, including block paved patio areas perfect for al fresco dining, raised decking providing a serene space for relaxation, and an artificial lawn area for easy maintenance. Wooden sleeper plant boxes add a touch of natural beauty, while a storage shed offers convenient storage solutions.

Paternoster Hill is situated within 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 2.3 miles and Loughton underground which is approximately 5 miles.

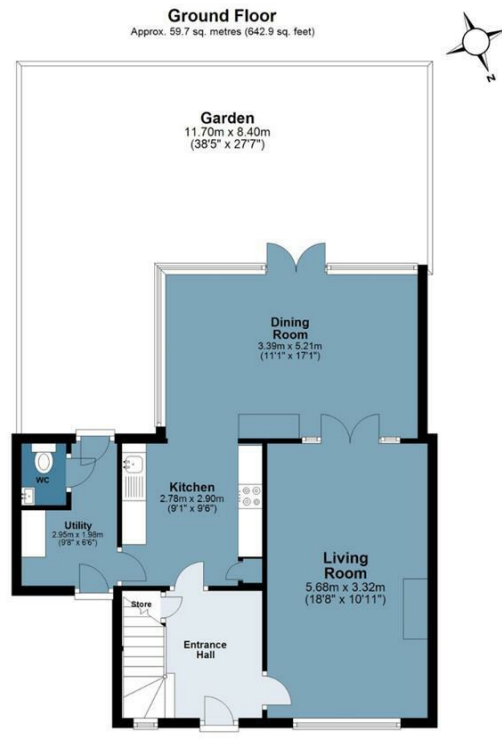




## Paternoster Hill

Approx. Gross Internal Area 95.9 sq. metres (1032.8 sq. feet)

BUTLER & STAG



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  
© @modephoto.uk www.modephoto.co.uk

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.

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)