



Pick Hill, Waltham Abbey, EN9

BUTLER  STAG



A well-positioned three bedroom semi-detached bungalow that has been enjoyed by the same family for years and offers fantastic potential for someone who is looking to build a family home.



Freehold

- Semi Detached Bungalow
- Four Bedrooms
- Off Street Parking
- Newly Refurbished
- Spacious Living Space
- Chalet Bungalow

With flexible living space, the ground floor comprises of a reception room, a spacious dining room, modern kitchen with all appliances, three bedrooms, a converted garage which can be used for many things, and a family bathroom.

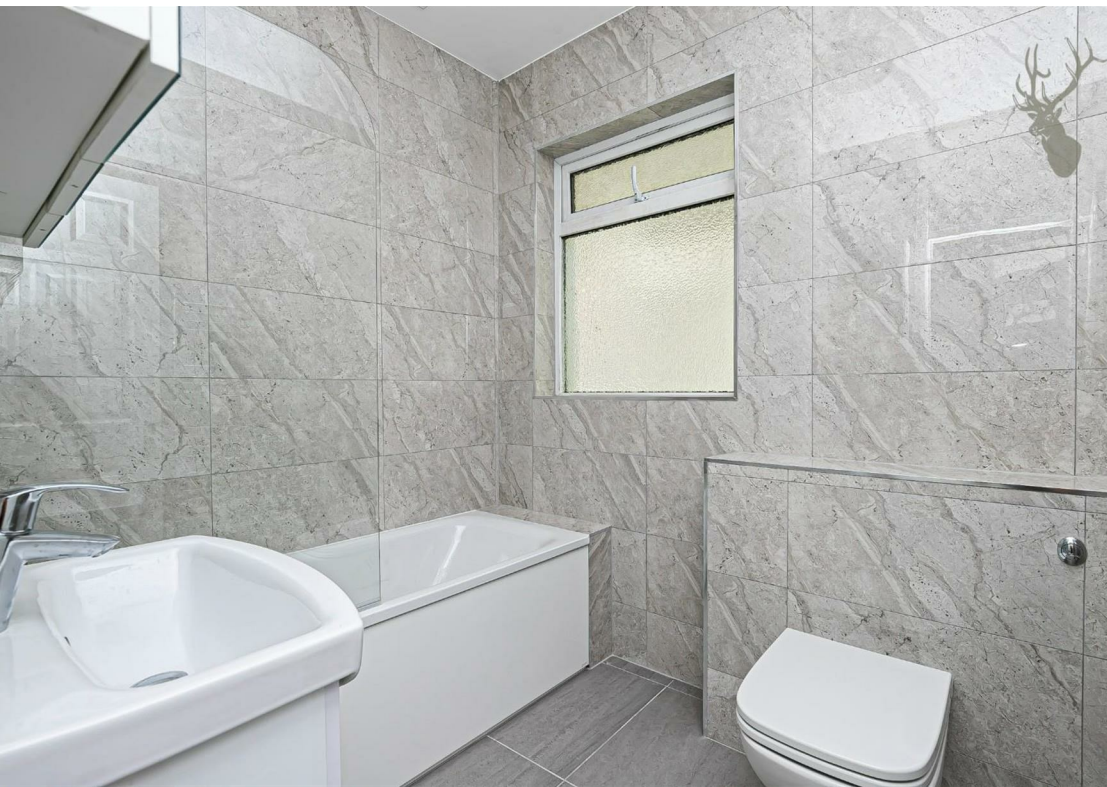
The second floor you will find the light and airy master bedroom.

Externally to the front of the property there is driveway with parking for several vehicles, and to the rear the garden extends well over 90' with a Westerly aspect to make the most of the natural spring and summer sun perfect for entertaining.

Whilst peaceful, the location is wonderfully convenient, close by are the market towns of Epping and Waltham Abbey, both of which have an excellent range of shops to meet everyday needs. The larger centre of Loughton is at an equal distance to the south, whilst Waltham Abbey lies close to the West. The area is particularly well served by communications. Junction 26 of the M25 (London orbital motorway) is at Waltham Abbey and may be reached within minutes.

Council- Epping Forest
Tax Band- E





Pick Hill, EN9

Approx. Gross Internal Area 1637 Sq Ft - 152.08 Sq M

BUTLER & STAG



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.
lpaplus.com

BUTLER & STAG

☎ 01992 667666

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

✉ theydon@butlerandstag.com

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.

www.butlerandstag.uk