Pick Hill, Waltham Abbey, EN9

BUTLER & STAG

A well-positioned four bedroom semi-detached bungalow with accommodation that extends over 1250 sq ft, complemented by a delightful Westerly facing garden.

Freehold

- Semi Detached Bungalow
- Four Bedrooms/Two Bathrooms
- Well Presented Throughout
- Modern Kitchen Dining/Area
- Outdoor Utility Room
- Garage

With flexible living space, this property comprises of a good size reception/Dining room, spacious kitchen/Breakfast room, and a family bathroom.

Externally to the front of the property there is drive way with parking for two vehicles, and to the rear the garden extends well over 97' with a Westerly aspect to make the most of the natural spring and summer sun, featuring a mature laid lawn and decked area that runs directly off the dining room making it ideal 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.

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Approx. Gross Internal Area 118.6 Sq M (1277 Sq Ft)

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.

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.

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