Pick Hill, Waltham Abbey, EN9

BUTLER & STAG

## Open Day 5th April By Appointment Only

**A well-positioned three-bedroom semi-detached bungalow, cherished by the same family for many years, now offers fantastic potential for someone looking to create their perfect family home.**

# Freehold

- Semi Detached Bungalow
- Well Presented
- Off Street Parking
- Three Bedrooms
- Kitchen/Dining Area
- Garage

This property boasts flexible living space, including a good-sized reception room, a spacious kitchen/breakfast room, and a family bathroom. There are three comfortable bedrooms, each offering great scope for personalisation.

Externally, the front of the property features a driveway with parking for two vehicles, while to the rear, the garden extends over 97' in length and enjoys a Westerly aspect, making the most of the natural spring and summer sunshine. The garden is laid to lawn with a mature, established feel, and a decked area directly off the dining room offers the perfect space for outdoor entertaining.

While enjoying a peaceful setting, the location is wonderfully convenient. The market towns of Epping and Waltham Abbey are close by, both offering a great range of shops for everyday needs. The larger town of Loughton is just to the south, and Waltham Abbey lies to the west. The area is excellently served by communications, with Junction 26 of the M25 just minutes away, providing easy access to the London orbital motorway.

This property offers the ideal opportunity to create a lovely family home in a well-connected and sought-after area.

# Pick Hill

**Approx. Gross Internal Area 112.1 Sq M ( 1206.4 Sq Ft )**

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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.

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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.

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