



Mason Way, Waltham Abbey, EN9

BUTLER & STAG



**Guide Price £325,000-  
£350,000.**  
**Nestled within a quiet cul-  
de-sac turning within the  
heart of Waltham Abbey is  
this mid terraced two  
bedroom house, offered  
chain free.**



## Freehold

- Mid Terraced Two Bedroom House
- Separate Kitchen
- West Facing Rear Garden
- Garage
- Formal Reception Room
- First Floor Bathroom
- Potential To Create Off-Street Parking
- Chain Free

Upon entering, the ground floor holds a comprising reception which allows free flowing access into a spacious kitchen/breakfast room. Moving on, the first floor offers two generous double bedrooms complete with a family bathroom.

The sunny West facing rear garden extends close to 40 ft and offers a fantastic space for entertaining throughout the summer months. The property also benefits from a private garage to the rear of the garden and the potential to create allocated parking.

Mason Way 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 2.7 miles and Loughton underground which is approximately 5.5 miles.





# Mason Way

Approx. Gross Internal Area 64.2 sq. metres (691.1 sq. feet)



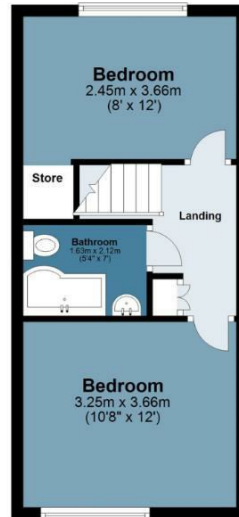
## Ground Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



## First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



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 © @modephotouk www.modephoto.co.uk



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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.