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## Mead Court, EN9 1RG



**£615,000 Freehold**

CHAIN FREE | DIRECT ACCESS TO TOWN MEAD PARK

Kings Group are pleased to present this detached two-bedroom bungalow, ideally positioned on Mead Court in the heart of Waltham Abbey, within close proximity to the town centre.

The property offers well-proportioned accommodation throughout, comprising two bedrooms, a kitchen/diner, and a family bathroom. The internal layout provides practical single-level living with scope for a range of occupiers seeking convenience and accessibility in a central location.

Externally, the home provides off-street parking for approximately three to four vehicles, along with a garage and additional covered parking area, offering useful sheltered parking and storage options. To the rear, the garage continues through to a summer house, creating a flexible additional space suitable for use as a home office, studio, or hobby room.

A key feature of the property is the gated rear access leading directly into Town Mead Park, providing immediate access to open green space and a range of leisure facilities including football pitches, a lake, and a golf driving range.

The location offers convenient access to Waltham Abbey town centre, which provides a variety of local shops, amenities, and services, along with multiple bus routes connecting to surrounding areas. Road links are also accessible for travel towards the M25 and wider road network.

Call Kings Group to arrange your viewing and avoid disappointment - 01992 652 006.

#### HALL

**LIVING ROOM 21'9 x 11'10**

**KITCHEN DINER 15'11 x 9'10**

**BEDROOM 16' x 9'11**

**BEDROOM 9'4 x 7'5**

**BATHROOM**

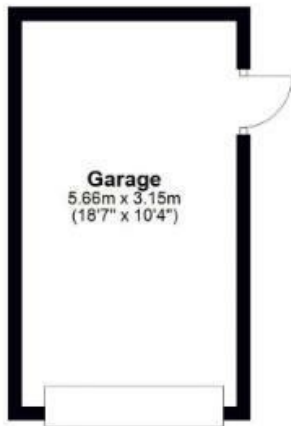
**GARAGE 18'7 x 10'4**

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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**Outbuilding**  
Approx. 17.8 sq. metres (191.9 sq. feet)



**Ground Floor**  
Approx. 66.6 sq. metres (717.1 sq. feet)

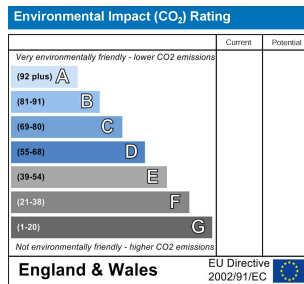
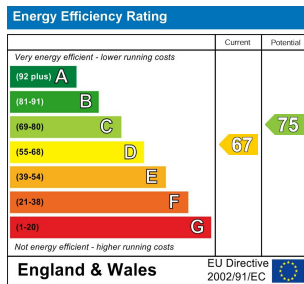
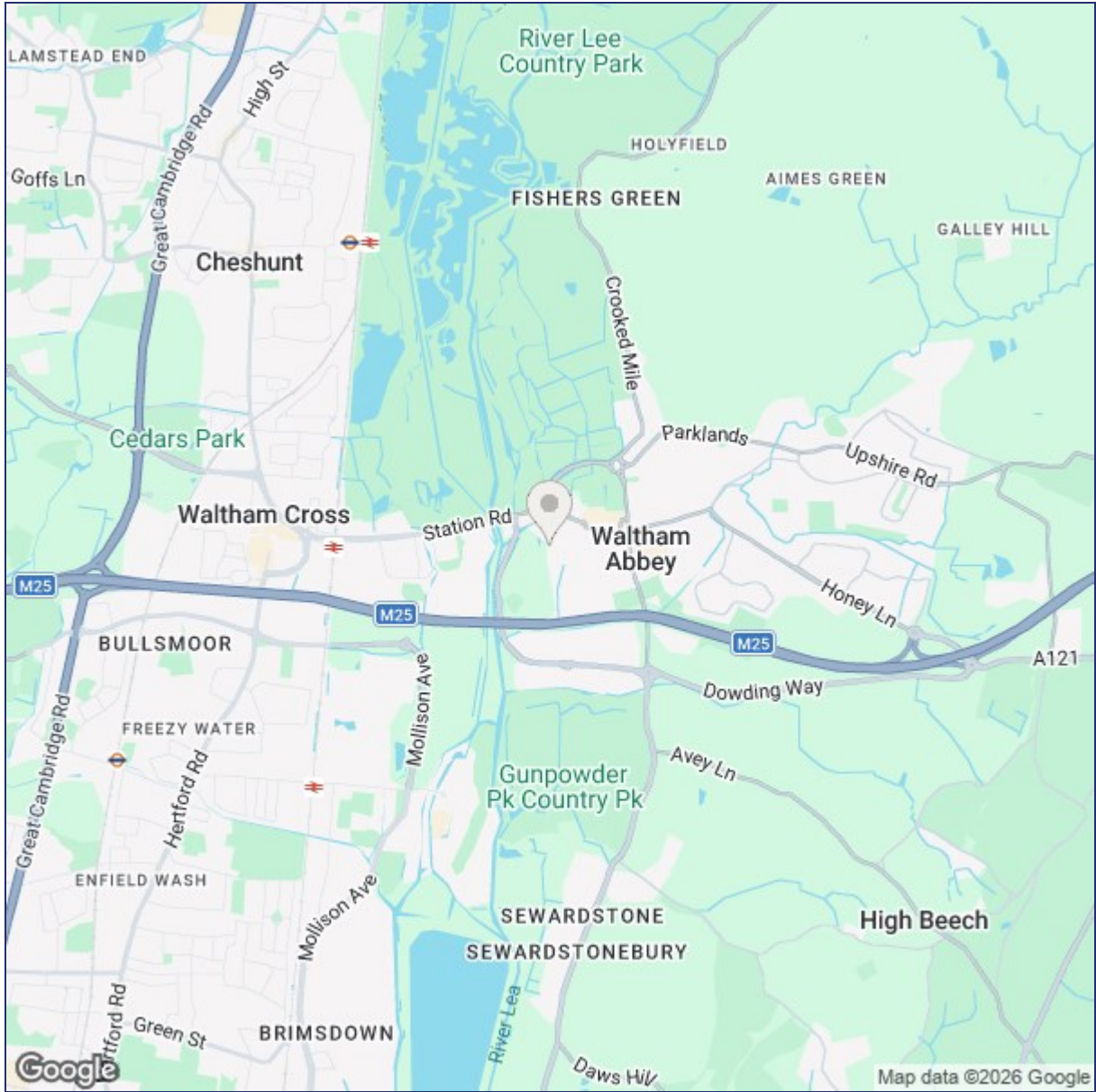


Total area: approx. 84.4 sq. metres (909.0 sq. feet)

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**Mead Court**



("These details are correct at time of going to press").

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