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Breach Barns Lane, EN9 2AD



Offers In Excess Of £120,000 Freehold



Kings Group of Waltham Abbey present this well-presented two-bedroom mobile home to the market.

Set within the well-established Breach Barns Country Park, the property enjoys a peaceful and semi-rural setting, surrounded by open countryside and greenery. The development provides a tranquil residential environment whilst remaining conveniently located for access to Waltham Abbey and the surrounding area.

The accommodation comprises a spacious open-plan living room and kitchen, with the fitted kitchen offering a good range of neutral-tone wall and base units, integrated appliances, generous work surfaces and matching splashbacks, together with ample space for dining.

The property benefits from a generous double bedroom with fitted wardrobes, a well-proportioned second bedroom and a modern shower room featuring a white three-piece suite, including a shower enclosure, WC and wash hand basin.

Externally, the home benefits from its own private plot, with a combination of decked, paved and gravelled areas providing excellent outdoor space for relaxing and entertaining. The property also enjoys pleasant open views across the surrounding countryside.

Further benefits include double glazing, Calor gas heating and allocated parking.

For further information or to arrange a viewing, please contact Kings Group Waltham Abbey on 01992 652 006.

HALLWAY

LIVING ROOM 9'03 x 11'06

KITCHEN 10'02 x 11'06

BEDROOM ONE 9'11 x 7'05

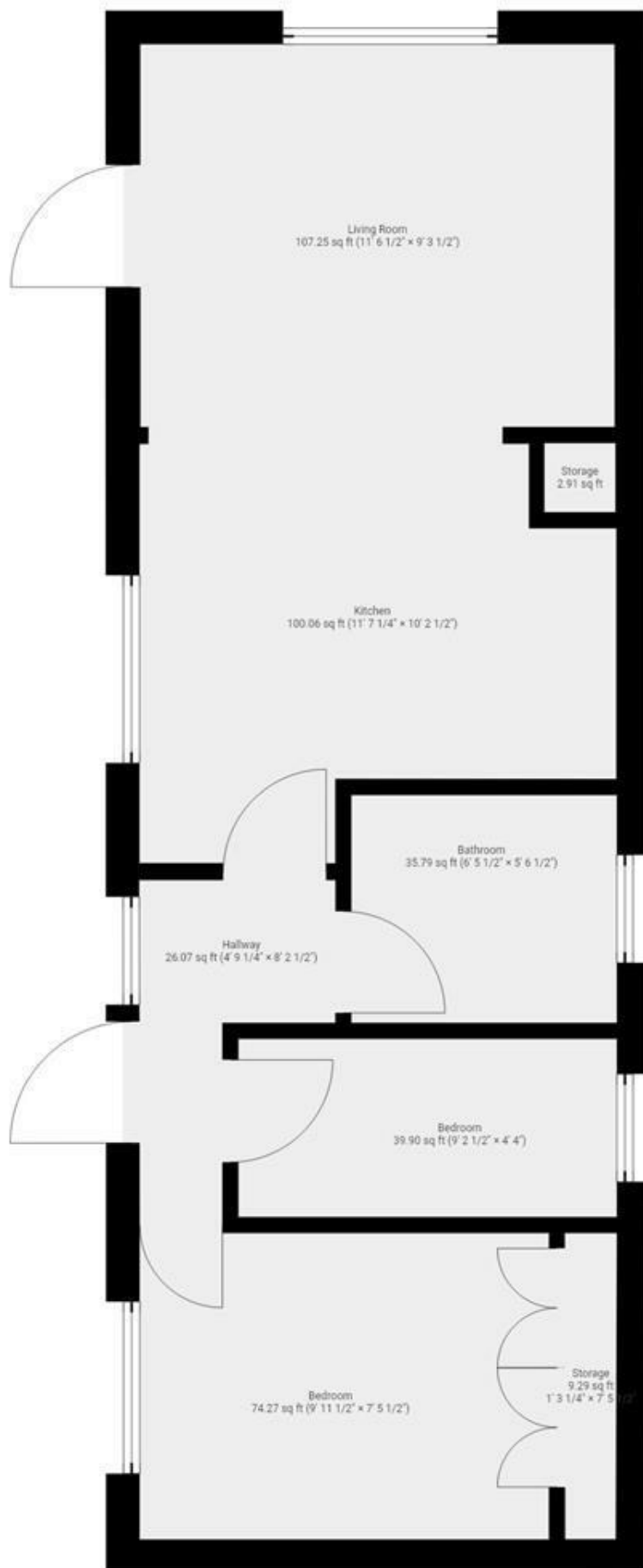
BEDROOM TWO 9'02 x 4'04

BATHROOM 6'05 x 5'06

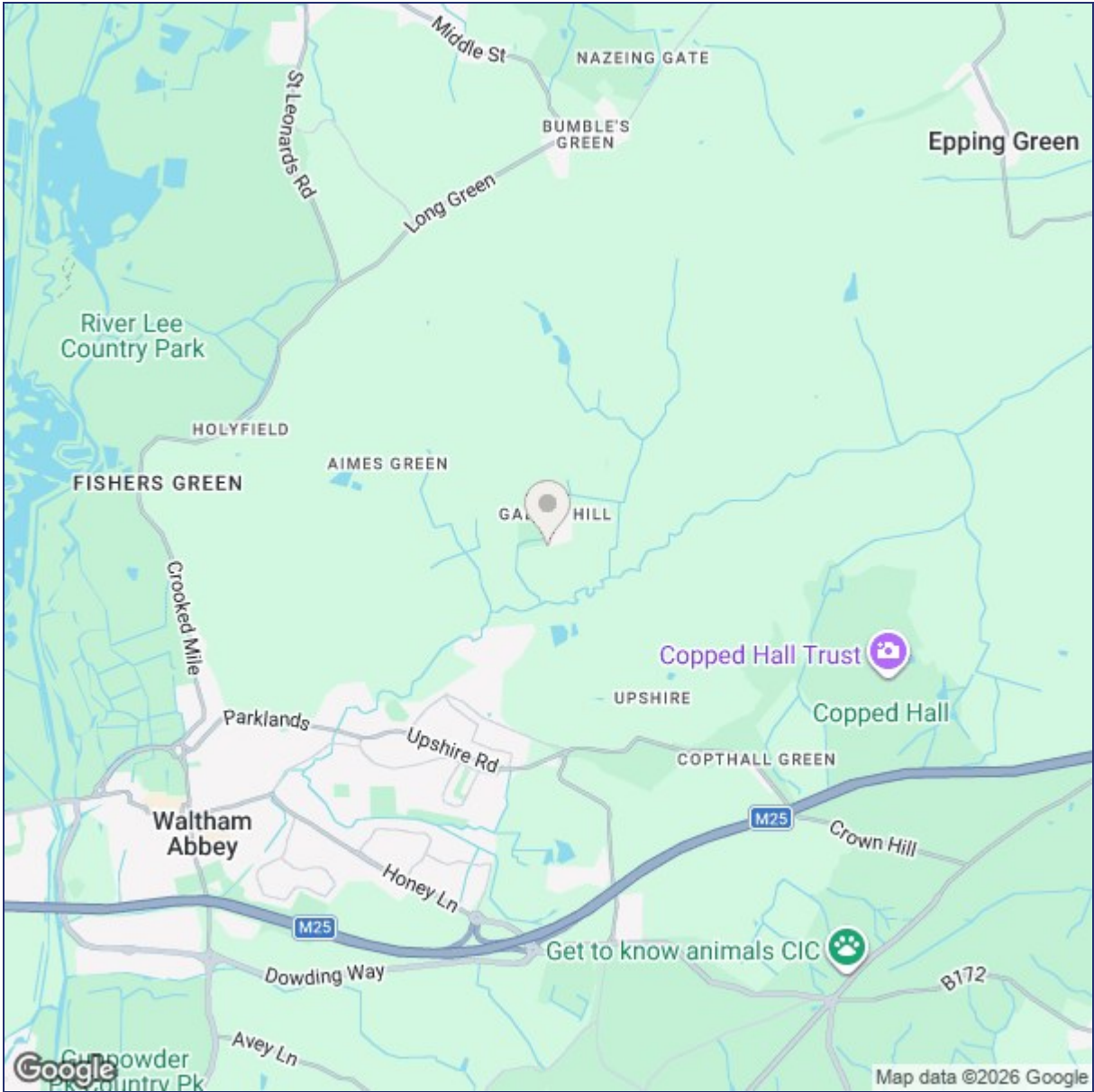
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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