



49 Broomstick Hall Road

Waltham Abbey, EN9 1LN

Guide Price £399,995



OFFERED CHAIN FREE! Kirby Colletti are pleased to offer this Recently Re-Furbished Three Double Bedroom End Terraced House situated in the historic market town of Waltham Abbey, within a short walk to the town centre and its wealth of amenities.

The Property benefits from Re-Fitted Kitchen, W.C/Utility Room, Two Reception Rooms, 20'3ft Bedroom with En Suite Wet Room and Dressing Area, Re-Fitted Bath/Shower Room plus West Facing Garden.

- Chain Free
- Two Reception Rooms
- Re-Fitted Bath/Shower Room
- West Facing Garden
- Refurbished End Terraced House
- Re-Fitted Kitchen
- En Suite Wet Room
- Three Bedrooms
- WC/ Utility Room
- Gas Central Heating



ACCOMMODATION

uPVC Double glazed front door to:

ENTRANCE HALL

14'3 x 2'8 (4.34m x 0.81m)

Stairs to first floor. Radiator. Wooden Flooring. Door to:

LOUNGE

13' into bay x 9'8 (3.96m into bay x 2.95m)

Front aspect uPVC double glazed bay window. Radiator. Wooden flooring.

DINING ROOM

12'11 x 11'6 (3.94m x 3.51m)

Rear aspect window looking into lean to. Radiator. Understairs cupboard housing electric meter and fuse board. Wooden flooring. Door to:

RE-FITTED KITCHEN

12'2 x 7'7 (3.71m x 2.31m)

Dual aspect uPVC double glazed windows. Range of wall and base mounted units. Quartz worksurfaces with under mounted one and half bowl stainless steel sink unit and mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for dishwasher. Recessed ceiling spotlights. Tiled flooring. Door to:

W.C./UTILITY ROOM

6'10 x 5 (2.08m x 1.52m)

Rear aspect uPVC double glazed window. Fitted worksurface to one wall. Plumbing for washing machine. Wall mounted gas central heating boiler. White low level W.C. Tiled floor.

LEAN-TO

12'6 x 6'1 (3.81m x 1.85m)

uPVC double glazed door to rear garden. Timber door providing pedestrian side access to front.

FIRST FLOOR LANDING

11'3 x 2'6 (3.43m x 0.76m)

Doors to bedrooms and re-fitted bathroom. Door to 2nd floor landing.

BEDROOM TWO

13 x 11'2 (3.96m x 3.40m)

Front aspect uPVC double glazed window. Radiator. Under stairs storage cupboard.

BEDROOM THREE

10'1 x 8'11 (3.07m x 2.72m)

Rear aspect uPVC double glazed window. Radiator.

RE-FITTED BATHROOM

12'5 x 7'6 (3.78m x 2.29m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap over. Low level W.C. Wash hand basin. Large fully tiled shower cubicle. Heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan. Recessed ceiling spotlights.

2ND FLOOR LANDING

BEDROOM ONE

20'3 max x 12'7 max (6.17m max x 3.84m max)

Rear aspect uPVC double glazed window. Front aspect VELUX window. Radiator. Eaves storage cupboard. Access to:

DRESSING AREA

7'10 x 3'10 (2.39m x 1.17m)

Door to:

WET ROOM

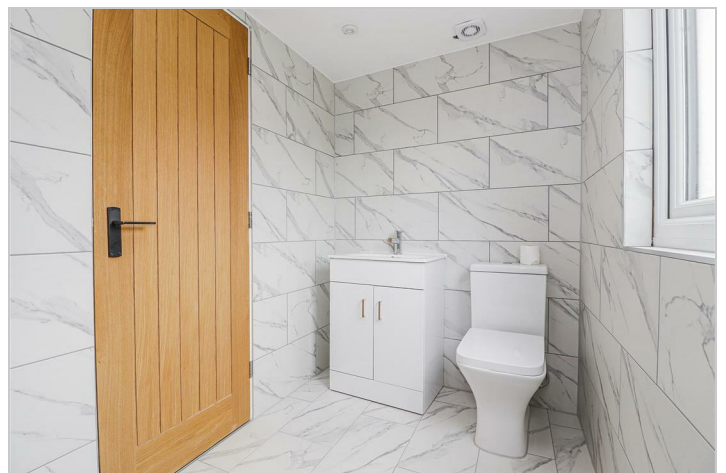
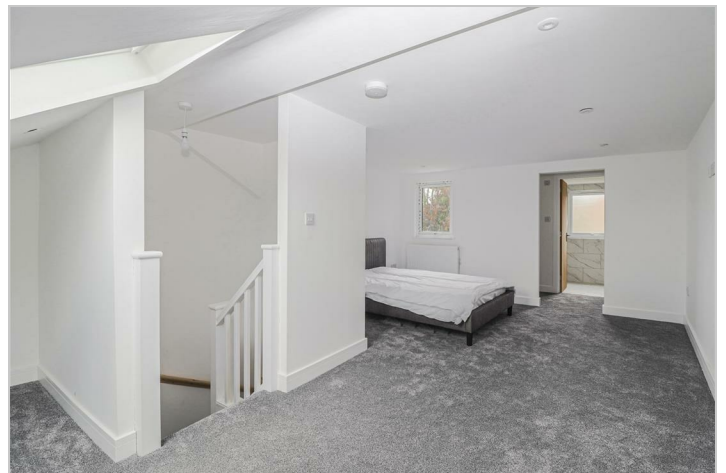
7'10 x 4'11 (2.39m x 1.50m)

Rear aspect uPVC double glazed window. White suite comprising low level W.C. Wash hand basin. Wall mounted shower. Walls and floor fully tiled. Heated towel rail. Recessed ceiling spotlights.

OUTSIDE

REAR GARDEN

Approx. 50ft. West facing. Paved patio. Steps up to upper tier. Side pedestrian access.



Road Map



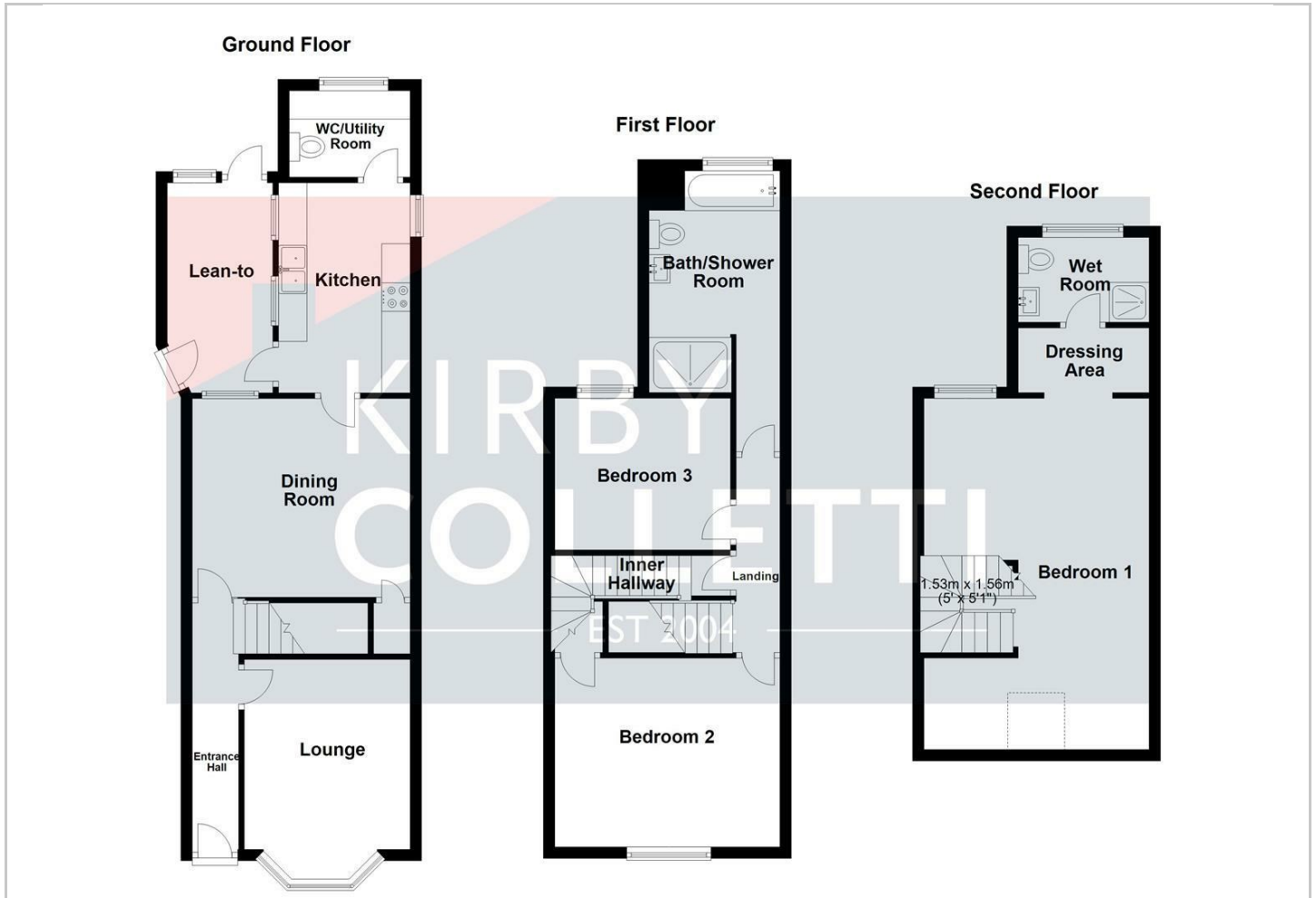
Hybrid Map



Terrain Map



Floor Plan

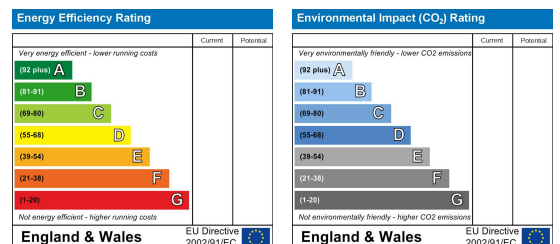


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk