

Approximate Gross Internal Area 960 sq ft - 90 sq m  
(Excluding Garage)

Ground Floor Area 458 sq ft - 43 sq m

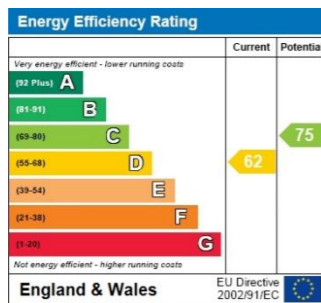
First Floor Area 367 sq ft - 34 sq m

Loft Area 135 sq ft - 13 sq m

Garage Area 426 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

# Guide Price £450,000



Charming 1892 semi-detached character home on a pedestrianised road near historic Waltham Abbey town centre. Features include two bedrooms, converted loft room, log burner, double garage with studio, paved garden with pond, and rare front garden ownership.

- Character semi detached home dating back to 1892
- Extensive double garage with integrated studio
- Private rear access with off street parking
- Rare private front garden ownership
- One of the two original properties built on the road
- Spacious dual aspect living room with log burner
- Converted and fully insulated loft room
- Walking distance to historic Waltham Abbey town centre
- Luxury bathroom with Jacuzzi bath & underfloor heating
- Peaceful pedestrianised location





A rare opportunity to acquire this charming two bedroom semi detached character property, dating back to 1892 and forming one of the two original homes built on the road. Positioned on a peaceful pedestrianised street, the property offers traffic free living and is also one of only two homes benefiting from its own front garden.

Beautifully blending period charm with modern practicality, the home is fully double glazed and benefits from gas central heating via a system pressure boiler. Internally, the property offers spacious and versatile accommodation arranged across three floors, including a converted loft room and an impressive detached double garage with integrated studio space.

The property is entered via a welcoming dual aspect living room featuring engineered oak flooring, a striking exposed brick fireplace with log burner, two radiators, understairs storage, and stairs rising to the first floor. A door leads through to the stylish kitchen, fitted with black granite worktops, tiled flooring, chequered splashbacks, butler sink, gas hob with extractor, integrated storage solutions, and dual aspect windows providing plenty of natural light.

To the rear is a useful utility/conservatory space with additional worktop space, plumbing for appliances, tiled flooring, and access to the rear garden.

The first floor offers two bedrooms and a luxurious family bathroom complete with underfloor heating, vanity unit, corner shower, and separate Jacuzzi bath. Stairs continue to the fully insulated converted loft room, offering flexible space ideal for a home office, hobby room, or occasional guest accommodation.

Externally, the rear garden is predominantly paved for low maintenance and features decking, a filtered pond system, brick built BBQ, storage sheds, planted borders, and side access. At the rear of the plot sits a substantial double garage with electric up and over door opening onto a private road with first come, first served off street parking. The garage also benefits from heavy duty flooring, extensive storage, its own distribution unit and an integrated studio room complete with power and ethernet connectivity.

Ideally located within close proximity to the historic Waltham Abbey town centre, this unique home combines character, practicality, and versatile living space in a highly sought after setting.

## Ground Floor

Dual aspect reception room with windows to front and rear aspects, engineered oak flooring, exposed brick fireplace with log burner, two radiators, understairs storage, staircase to first floor, and access to kitchen.

## Kitchen

Fitted kitchen with tiled flooring, black granite worktops, chequered tiled splashbacks, butler sink, gas hob with oven and stainless steel extractor hood, space for fridge/freezer and dishwasher, bespoke fitted storage, and dual aspect windows to side and rear.

## Utility/Conservatory

Useful additional utility space with tiled flooring, fitted worktops and splashbacks, plumbing for washing machine and dryer, housing system pressure boiler, windows overlooking the garden, and door providing garden access.

## Garden

Low maintenance paved garden with decking area, filtered pond system, brick built BBQ, planted beds, storage sheds, side access, and access to garage/studio.

## Double Garage and studio

Substantial detached double garage with electric up and over door opening onto private rear road. Features heavy duty flooring, extensive storage, separate distribution unit, and integrated studio room with power, ethernet connectivity, and garden facing window.

## First Floor

### Landing

Carpeted landing with windows to side and rear aspects, radiator, airing cupboard access, and stairs rising to loft room.

### Bedroom One

Double bedroom with front aspect window, two built in wardrobes with lighting, fitted carpet, and radiator.

### Bedroom Two

Carpeted bedroom with rear aspect window, two Velux windows, built in wardrobe, and radiator.

## Family Bathroom

Fully tiled bathroom featuring underfloor heating, vanity wash basin, WC, large corner shower enclosure, and separate Jacuzzi bath.

## Second Floor

### Converted Loft Room

Fully insulated converted loft room with tiled flooring, Velux window, radiator, and three eaves storage cupboards. Ideal as a study, hobby room, or occasional guest space.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**