



Duncan Phillips are delighted to present this desirable semi detached three bedroom house located in the ever popular Downlands, Waltham Abbey. Boasting a larger than average front garden, side and rear access, rear garage, ground floor WC, lounge, kitchen/diner, rear garden, first floor bathroom and usable loft space which is currently being used as office space.

Situated walking distance to the historical Waltham Abbey town centre and amenities, local schools for all ages, Pool & Leisure Centre, Lea Valley Parks and approx. 1.5 miles to Waltham Cross mainline station (London Liverpool Street - 28 mins), Lea Valley White Water Rafting facilities with al-fresco cafe and entertainment centre.

Contact us to arrange your viewings asap and to avoid disappointment.

EPC Rating D
 Council Tax Band: D
 Local Authority : Epping Forest

Lounge
 4.88m x 4.37m (16'0 x 14'04)

Kitchen / Diner
 4.85m x 2.51m (15'11 x 8'03)

Bedroom One
 4.01m x 2.69m (13'02 x 8'10)

Bedroom Two
 2.69m x 2.59m (8'10 x 8'06)

Bedroom Three
 2.72m x 2.08m (8'11 x 6'10)

Bathroom
 2.06m x1.68m (6'09 x5'06)

Loft Space
 4.85m max x 2.69m (15'11 max x 8'10)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Merge 5/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		