Duncan Phillips
Residential & Commercial Sales, Lettings & Management

Pynest Green Lane, Waltham Abbey EN9 3QN

£845,000

Chain Free, this property is within a half an acre of land which entitles the new purchaser of a "Commoner" status.
A very rare one-off three bedroom cottage style property in High Beech within a private gated development with a beautiful half an acre of land and a huge lake.
The property also has planning permission for a further 2 bedrooms and an extra bathroom.
This property has it all with an open plan kitchen diner, study, games room (with race car - not included) and ground floor cloakroom, spacious double room sized conservatory lounge over looking the garden. Garage to front en-bloc with parking for 3 cars. The first floor consists of three double bedrooms and luxurious walk in shower room.
Outside:
To the front of the property are remote controlled electric gates welcoming you into the shared gravel court yard. Garages en-bloc. Parking for 3 vehicles.
To the rear of the property there are extensive grounds consisting of various outbuildings, including a double-bay garage/workshop with its own WC, mains water and power, large greenhouse, tractor shed, small barn and large lake (fish not included). There is an indoor heated swimming pool, changing room with shower, gym, sauna, steam room and heated 6 person Jacuzzi.
The property comes with the title of A Commoner of Epping Forest, which rights include election of the Verderer, to collect wood for fuel, graze cattle and allow pigs to forage in the Forest.

Please note that an employee of Duncan Phillips has an interest in this property.

Hallway
UPVC Front door with patterned obscure panels, laminated flooring, radiator, ceiling light.

Lounge/dining room
490 x 330 (1607'7" x 1082'8")
4.90m x 3.30m (16' 1" x 10' 10") Carpet, double glazed windows, radiator, ceiling light.

Study
400 x 350 (1312'4" x 1148'4")
4.00m x 3.50m (13' 1" x 11' 6") Carpet, double glazed windows, radiator, ceiling light.

Family Room
520 x 400 (1706'0" x 1312'4")
5.20m x 4.00m (17' 1" x 13' 1") Carpet, double glazed windows, radiator, ceiling light.

Conservatory
680 x 280 (2231'0" x 918'8")
6.80m x 2.80m (22' 4" x 9' 2") Wooden flooring, radiators, pitch conservatory roof with motorised blinds, fully double glazed with single side door and double doors leading into the extensive garden.

Kitchen
434 x 386 (1423'11" x 1266'5")
14' 3" x 12' 8" (4.34m x 3.86m) Wooden flooring, wall and base units, roll top work tops and single drainer sink, electric hob and integrated oven, integrated dishwasher and space for washing machine. Wall radiator, double glazed window and double glazed

Cloakroom
Tiled floor, low level WC and hand wash basin, double glazed window and ceiling light.

Courtyard Garage
630 x 300 (2066'11" x 984'3")
20' 8" x 9' 10" (6.30m x 3.00m) Electric supply with lighting.

Double Garage in Garden
490 x 670 (1607'7" x 2198'2")
16' 1" x 22' (4.90m x 6.70m) Non slip floor, Electricity supply, motorised up doors, WC and ceiling lights.

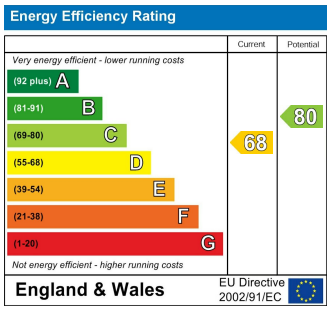
Indoor swimming pool and spa
Heated swimming pool, changing rooms with separate shower, sauna, steam and hot tub room and space for gymnasium and exercise equipment.

Master Bedroom
520 x 330 (1706'0" x 1082'8")
5.20m x 3.30m (17' 1" x 10' 10") Carpet, radiator, double glazed windows, built in cupboards, fitted wardrobes, ceiling light.

Bedroom Two
450 x 330 (1476'5" x 1082'8")
4.50m x 3.30m (14' 9" x 10' 10") Laminated flooring, radiator, double glazed window, built in cupboards.

Bedroom Three
360 x 320 (1181'1" x 1049'10")
3.60m x 3.20m (11' 10" x 10' 6") Carpet, radiator, double glazed windows, built in cupboards, fitted wardrobes, ceiling light.

Shower room
410 x 240 (1345'2" x 787'5")
4.10m x 2.40m (13' 5" x 7' 10") Tiled floor, radiator, fully tiled walls, double glazed windows, walk in shower with glass screen, watering can shower, pedestal hand wash basin low flush WC, spotlight ceiling light, extractor fan.



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