

Honey Lane, Waltham Abbey EN9 3AN

Offers In Excess Of £380,000



Extended three bedroom Victorian end of terrace house with GARAGE.

Capacious kitchen/diner with REAR EXTENSION and French doors to REAR GARDEN with BBQ SHELTER. The beautiful family bathroom boasts a SEPERATE SHOWER and WHIRLPOOL JET BATH. There is also a ground floor WC. The delightful lounge offers a DINING AREA and decorative CAST IRON FIREPLACE. Upstairs there are three bedrooms.

Honey Lane is a popular road within the popular town of Waltham Abbey with its host of local amenities and easy access to both the central line underground stations at Loughton and Epping and the Waltham Cross overland train station.

**Hallway**

Porch leading to hallway, UPVC door with obscure coloured glass, carpeted, radiator, dado rail, coving, ceiling light, doors to

**Lounge**

810 x 350 (2657'6" x 1148'4")  
26' 7" x 11' 6" (8.10m x 3.50m) Carpeted, dado rail, radiator, coving, double glazed window, decorative ceiling, built in computer workstation located under stairs, cast iron fire with tiled hearth and wooden surround.

**Kitchen/Diner**

460 x 410 (1509'2" x 1345'2")  
15' 1" x 13' 5" (4.60m x 4.10m) Open plan. Tiled floor, solid Limed Oak wall and base units, Black Galaxy Granite worktops and splash backs, white 1 1/2 bowl Villeroy & Boch porcelain with drainer sink and brass mixer tap, range style Belling 1100 6 burn

**Rear Extension**

300 x 220 (984'3" x 721'9")  
9' 10" x 7' 3" (3.00m x 2.20m)

**Cloakroom**

Tiled floor, part tiled walls, low flush WC, wall

mounted pedestal wash hand basin, radiator, double glazed obscure window.

**Landing**

Carpet, radiator, dado rail, coving, spotlights, double glazed coloured obscure glass windows, loft access

**Bathroom**

Tiled floor, part tiled walls, low flush WC, pedestal wash hand basin, whirlpool jet bath, separate stand up corner shower, double glazed obscure glass window, coving, downlighters.

**Bedroom One**

460 x 330 (1509'2" x 1082'8")  
15' 1" x 10' 10" (4.60m x 3.30m) Carpet, radiator, double glazed window, bespoke fitted wardrobes and drawers with overhead cupboards, coving, spotlights.

**Bedroom Two**

340 x 300 (1115'6" x 984'3")  
11' 2" x 9' 10" (3.40m x 3.00m) Carpet, radiator, double glazed window, built in storage with overhead cupboard, coving, spotlights.

**Bedroom Three**

290 x 240 (951'5" x 787'5")  
9' 6" x 7' 10" (2.90m x 2.40m) Solid oak wooden flooring, radiator, double glazed window and spotlights. Overhead storage with single wardrobe.

**Garden**

Patio area, laid to lawn with shrub borders, ornamental pond and a stepping stone path to

**BBQ Shelter**

Wooden BBQ shelter with engineered slate pitched roof with guttering. Power points

**Garage**

490 x 470 (1607'7" x 1542'0")  
16' 1" x 15' 5" (4.90m x 4.70m) Motorised up and over door, mains power.

