



CHAIN FREE, very rare to the market charming two bedroom end of terrace cottage dating back to the 17th century. This Grade II Listed property nestles back on a corner plot set within a private mews of just three houses. Refurbished to a high standard throughout, the property has two reception rooms, two double bedrooms, a fully fitted bespoke kitchen and a luxury shower room. This property also benefits from a very large secluded south facing garden and it's located within walking distance of the Historic market town of Waltham Abbey. Viewings are highly recommended to appreciate the character within.

**\*\*OFFERED CHAIN FREE\*\***

The property is accessed via the gated wooden bridge which takes you over a small stream to the paved front garden with a pretty courtyard area of shrubs and plants. From here there is a gate that leads you to the large secluded south facing garden which has an abundance of established trees and shrubbery with a delightful garden room which sits at the very bottom of the garden.

To the ground floor there are two reception rooms, the kitchen and a shower room.

The property oozes lots of original character with a large fire place and exposed beams to the first reception. which leads you to reception two which features a low beamed ceiling, downlights and stairs that take you to the first floor.

The kitchen is fitted with bespoke contemporary style units with complimentary work tops and full range of integrated appliances to include dishwasher and washing machine. The substantial garden and the sideway to the property can be accessed from here.

The shower room is fully tiled and consists of a luxury three piece suite

To the first floor you will find the two double bedrooms. Both have laminate wooden flooring and exposed beams.

Site Area approximately 259 SQ M (2,788 SQ FT)  
Council Tax Band B

**Reception One:**  
3.2 x 2.93 (10'5" x 9'7")

**Reception Two:**  
2.9 x 2.37 (9'6" x 7'9")

**Bedroom One:**  
3.19 x 3.28 (10'5" x 10'9")

**Bedroom Two:**  
2.9 x 2.37 (9'6" x 7'9")

**Bathroom:**  
2.85 x 2.31 (9'4" x 7'6")

**Hallway to Kitchen:**  
2.87 x 0.79 (9'4" x 2'7")

