Duncan Phillips
Residential & Commercial Sales, Lettings & Management

Beauliu Drive, Waltham Abbey EN9 1JJ

£755,000

*** CHAIN FREE ***

Nestled in the charming area of Waltham Abbey, Beauliu Drive presents an exceptional opportunity to acquire a splendid detached house. This delightful property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is complemented by four well-proportioned bedrooms, ensuring comfort and privacy for all family members or guests.

With two bathrooms (one en-suite), this residence caters to the needs of a busy household, offering convenience and functionality. The property is designed to accommodate a variety of lifestyles, whether you are a growing family or seeking a serene retreat.

One of the standout features of this home is the generous parking space, which can comfortably accommodate up to four vehicles. This is a rare find in the area, providing peace of mind for those with multiple cars or visitors.

Beauliu Drive is ideally situated, offering a blend of tranquillity and accessibility. Residents can enjoy the nearby amenities and the picturesque surroundings that Waltham Abbey has to offer. This property is not just a house; it is a place where memories can be made and cherished for years to come.

In summary, this detached house on Beauliu Drive is a remarkable find, combining spacious living areas, ample bedrooms, and convenient parking in a desirable location. It is an ideal choice for anyone looking to settle in a welcoming community. Do not miss the chance to make this wonderful property your new home.

Entrance Hall

Guest WC
1.38m x 1.07m (4'6" x 3'6")

Reception
7.63m x 4.37m (25'0" x 14'4")

Dining Room
3.23m x 2.73m (10'7" x 8'11")

Conservatory
3.33m x 3.28m (10'11" x 10'9")

Kitchen
4.36m x 3.33m (14'3" x 10'11")

Utility Room
1.78m x 1.44m (5'10" x 4'8")

Integral Garage
5.13m x 2.63m (16'9" x 8'7")

First Floor Landing

Bedroom One
3.94m x 3.09m (12'11" x 10'1")

En Suite
2.31m x 1.73m (7'6" x 5'8")

Bedroom Two
4.03m x 2.53m (13'2" x 8'3")

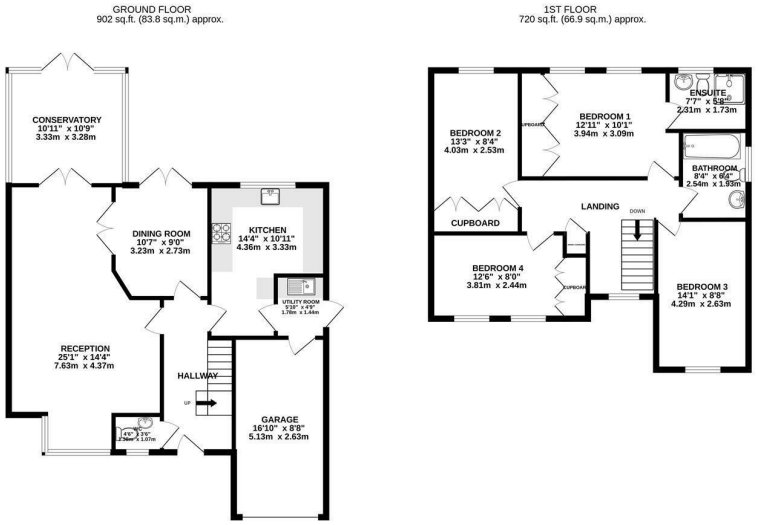
Bedroom Three
4.29m x 2.63m (14'0" x 8'7")

Bedroom Four
3.81m x 2.44m (12'5" x 8'0")

Family Bathroom
2.54m x 1.92m (8'3" x 6'3")

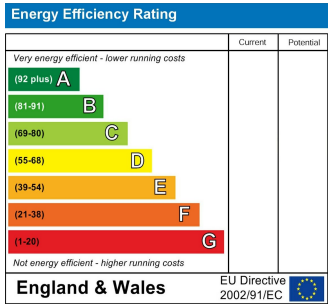
Exterior
15.3m (50'2")

Additional Information
Local Authority: Epping Forest
Council Tax Band: G
EPC TBC



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 sq.m.) approx.

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 illustrative 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 Metropix ©2025



Duncan Phillips
Residential & Commercial Sales, Lettings & Management

Suite 1, Elmhurst 98-106 High Road, South Woodford, London, E18 2QH
01992701133
info@duncanphillips.co.uk
www.duncanphillips.co.uk