



Broomstick Hall Road, Waltham Abbey

Guide Price £675,000



MILLERS
ESTATE AGENTS

Ideally positioned on the charming Broomstick Hall Road in Waltham Abbey, is this stunning and beautifully presented detached home that is perfect for modern family life. Spanning an impressive 1,267 square feet of volume, the property boasts extended accommodation which offers an exceptional living experience.

This stunning family home features an entrance porch and inner hallway leading to an open-plan ground floor which creates a seamless flow between the cosy living room, the dining area and the rear entertaining space. This design not only enhances the sense of space but also allows for a warm and inviting atmosphere, ideal for family gatherings and social occasions. There is a spacious fully fitted kitchen with built in appliances, "robins egg" units and contrasting work tops and a cloakroom WC tucked under the stairs.

The first floor landing leads to the three bedrooms and the bathroom. There are two spacious double rooms and a generous single. The four-piece bathroom is finished in white sanitary ware with wall tiling and faces the rear garden.

The property is further complemented by a delightful summer house situated within the expansive 80-foot garden. This outdoor haven is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. The garden offers a wonderful opportunity for children to play and for gardening enthusiasts to cultivate their green thumbs.

Conveniently located near local schooling, this home is well-suited for families seeking a nurturing environment for their children. With its combination of spacious interiors, beautiful outdoor space, and proximity to essential amenities, this property is a rare find in Waltham Abbey.

In summary, this detached house on Broomstick Hall Road is not just a home; it is a lifestyle choice that promises comfort, elegance, and a sense of community. Do not miss the opportunity to make this exquisite property your own.





GROUND FLOOR

Entrance Porch

2'10" x 5'6" (0.86m x 1.68m)

Cloakroom WC

5'6" x 2'9" (1.68m x 0.84m)

Living Room

14'1" x 12'7" (4.29m x 3.84m)

Dining Room

12'2" x 10'8" (3.71m x 3.24m)

Kitchen Family Room

16'6" x 19'4" (5.04m x 5.90m)

FIRST FLOOR

Bedroom One

14'3" x 10'4" (4.34m x 3.14m)

Bedroom Two

12'4" x 9'2" (3.77m x 2.79m)

Bedroom Three

8'0" x 6'11" (2.44m x 2.12m)

Bathroom

7'4" x 8'3" (2.24m x 2.51m)

EXTERNAL AREA

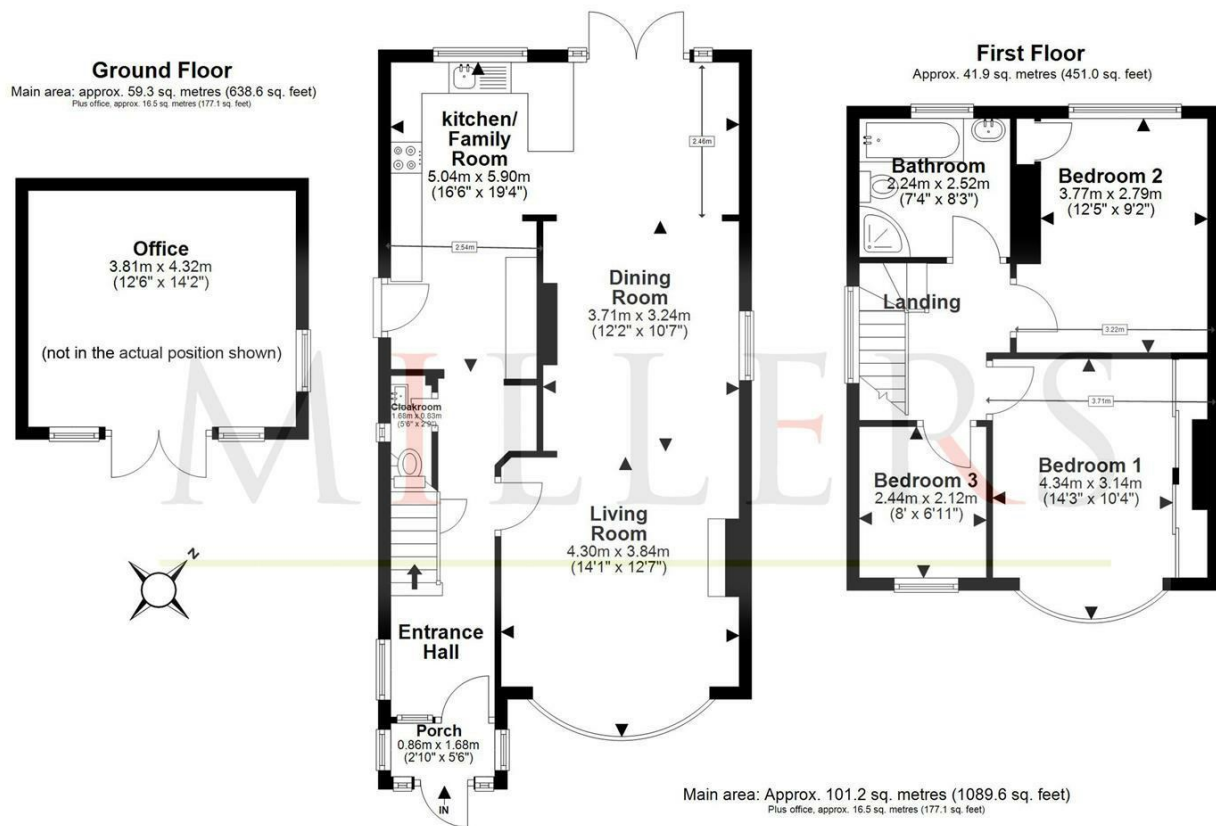
Rear Garden

86'7 max x 31'3" (26.39m max x 9.53m)

Office

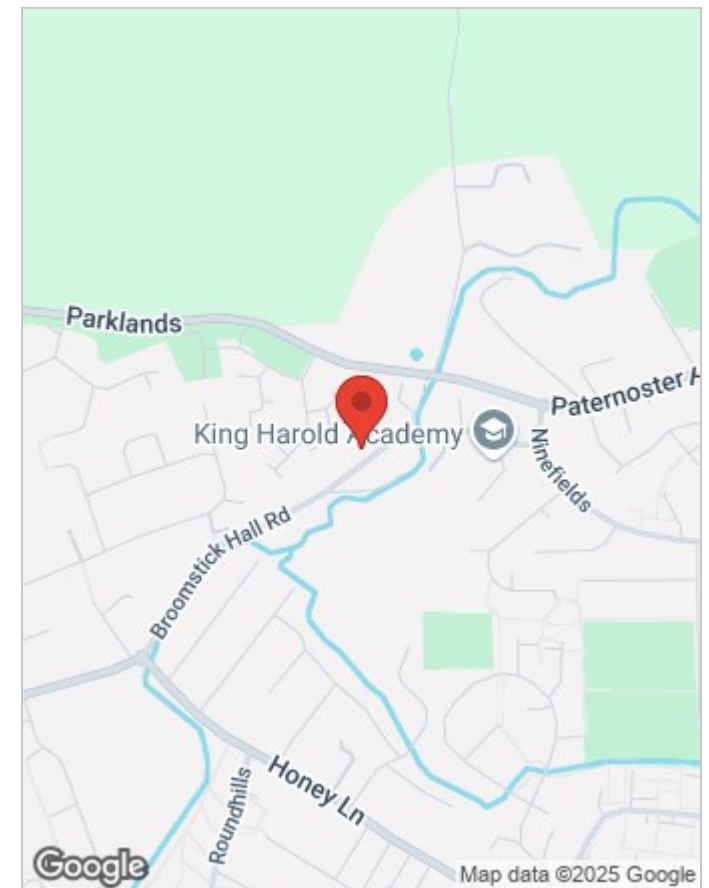
12'6" x 14'2" (3.81m x 4.32m)





Total area including outbuildings: approx. 117.7 sq metres (1266.7sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

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