



Forest Close, Waltham Abbey

Price Range £800,000 - £825,000



MILLERS
ESTATE AGENTS

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* WELL PRESENTED EXTENDED SEMI DETACHED HOUSE * FOUR BEDROOMS * TWO BATHROOMS *
* 90 FT BEAUTIFUL REAR GARDEN * RECENTLY REFURBISHED * LIVING ROOM * FAMILY ROOM *
* MODERN KITCHEN/BREAKFAST ROOM * DINING ROOM * ABSOLUTELY IMMACULATE *

Nestled in the desirable High Beech area of Waltham Abbey, this stunning semi-detached house on Forest Close offers a perfect blend of modern living and natural beauty. Recently refurbished, the property is beautifully presented throughout, making it an ideal home for families or those seeking a spacious retreat.

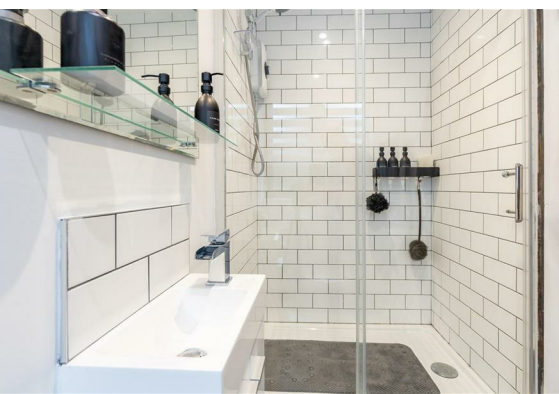
With four well-proportioned bedrooms, there is ample space for relaxation and privacy. The three reception rooms provide versatile living areas, perfect for entertaining guests or enjoying quiet family time. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is both inviting and practical.

The property boasts two modern bathrooms, catering to the needs of a busy household. The contemporary finishes and fixtures add a touch of elegance, making daily routines a pleasure.

Outside, the house benefits from parking for two vehicles to the front with two further spaces through the gates totalling four spaces, a valuable feature in this sought-after location. The surrounding area is rich in natural beauty, with Epping Forest just a stone's throw away, offering a wealth of outdoor activities and scenic walks.

This home is not just a place to live; it is a lifestyle choice, combining the tranquillity of forest living with the convenience of nearby amenities. Whether you are looking to settle down or invest in a property that promises both comfort and charm, this semi-detached house on Forest Close is a remarkable opportunity not to be missed.





GROUND FLOOR

Porch

5'9" x 4'1" (1.75m x 1.24m)

Entrance Hall

Family Room

13'4" x 11'7" (4.06m x 3.53m)

Kitchen Breakfast Room

7'10" x 23'9" (2.39m x 7.26m)

Living Room

15'5" x 9'4" (4.71m x 2.84m)

Dining Room

9'6" x 9'7" (2.89m x 2.92m)

Utility Room

10'6" x 8'5" (3.20m x 2.57m)

Shower Room

8'6" x 3'10" (2.59m x 1.17m)

Landing

Bedroom One

12'5" x 10'8" (3.78m x 3.26m)

Bedroom Two

10'3" x 11'7" (3.12m x 3.54m)

Bedroom Three

11'2" x 8'0" (3.41m x 2.45m)

Bedroom Four

8'9" x 10'8" (2.67m x 3.24m)

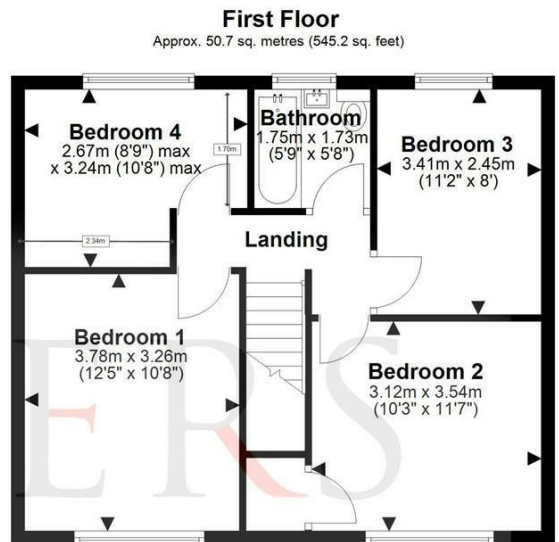
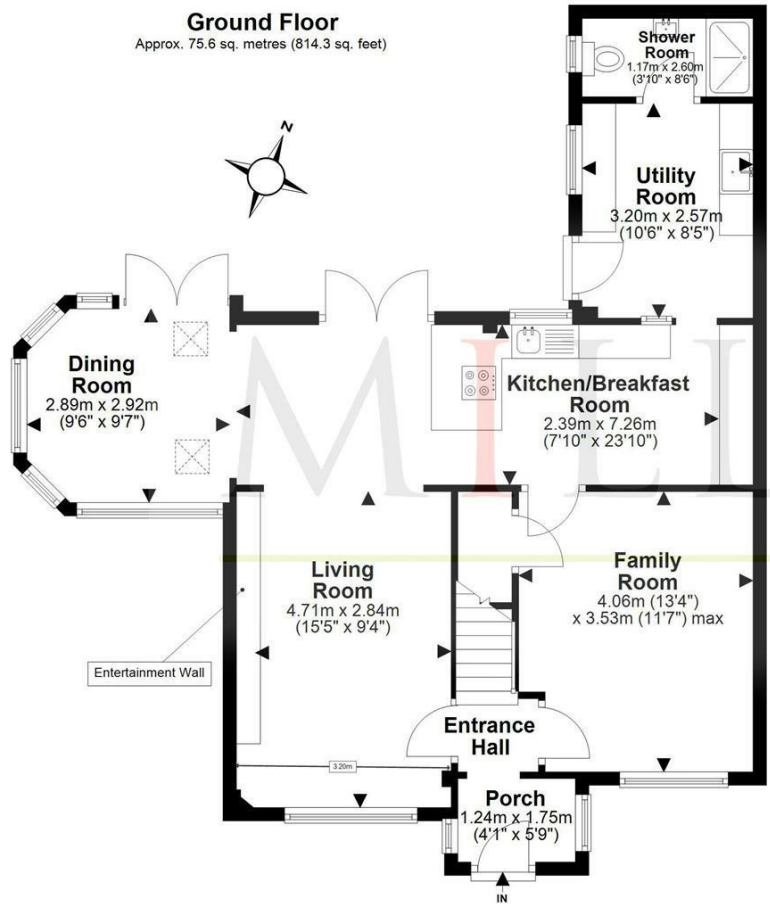
Bathroom

5'9" x 5'8" (1.75m x 1.73m)

EXTERIOR

Rear Garden

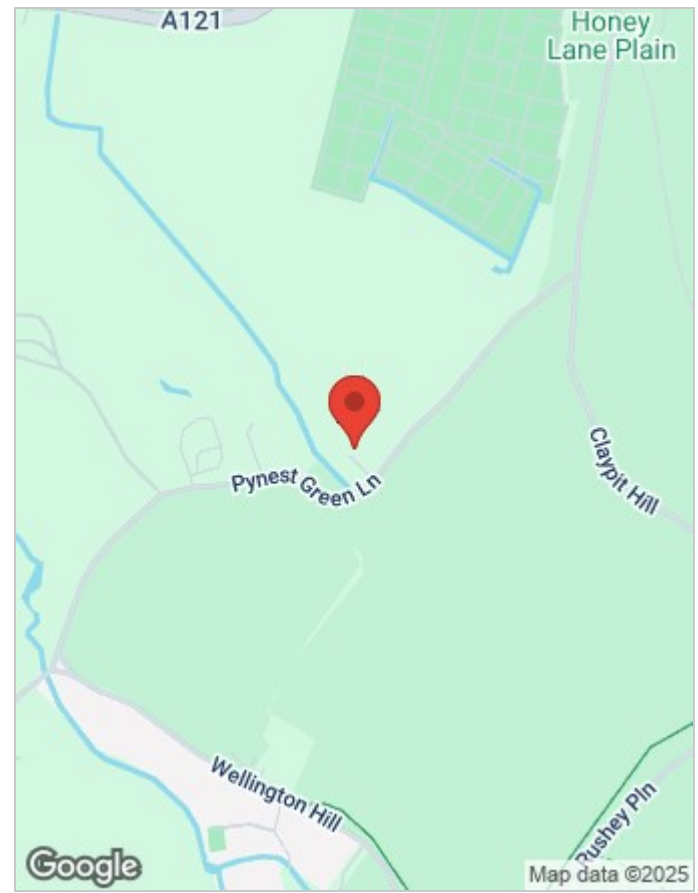
90'0 max x 48'0 max narr to 12'0
(27.43m max x 14.63m max narr to
3.66m)



- Floor Plan Key**
- Restricted height Measured from 1.5m height
 - Room indication of where measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window

Total area: approx. 126.3 sq. metres (1359.5 sq. 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



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | 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 |