



Windsor Wood, Waltham Abbey

Asking Price £375,000



MILLERS
ESTATE AGENTS

Nestled in the highly sought-after Windsor Wood area of Waltham Abbey, this charming two-bedroom staggered terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room that has been thoughtfully extended to create a spacious lounge/diner, perfect for entertaining guests or enjoying family time.

The modern first-floor shower room adds a touch of contemporary style, ensuring convenience and comfort for its residents. Both bedrooms are generously sized, providing ample space for relaxation and personalisation.

Outside, the low-maintenance rear garden offers a delightful outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep. Additionally, the property includes parking for one vehicle, a valuable feature in this desirable location.

Windsor Wood is known for its tranquil surroundings and community spirit, making it an ideal place to call home. With local amenities and transport links nearby, this property is perfectly positioned for those seeking a blend of convenience and comfort. Don't miss the chance to make this lovely house your new home.





GROUND FLOOR

Hallway

Kitchen

8'10 x 6'11 (2.69m x 2.11m)

Reception

13'9 x 13'5 (4.19m x 4.09m)

Dining Area

9'10 x 9'10 (3.00m x 3.00m)

FIRST FLOOR

Landing

Bedroom One

13'9 x 10'10 (4.19m x 3.30m)

Bedroom Two

11'10 x 7'3 (3.61m x 2.21m)

Shower Room

EXTERIOR

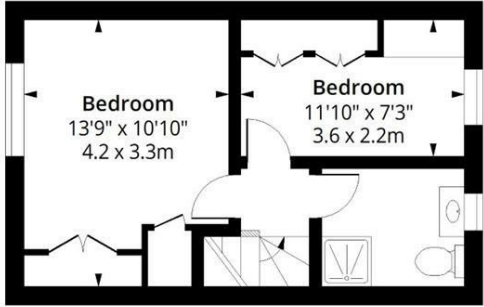
Rear Garden

23'0 x 15'9 (7.01m x 4.80m)



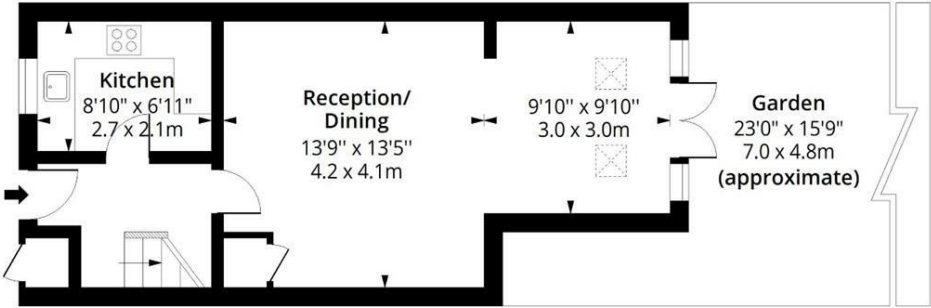
Windsor Wood, EN9

Approx. Gross Internal Area 764 Sq Ft - 70.98 Sq M



First Floor

Floor Area 329 Sq Ft - 30.56 Sq M



Ground Floor

Floor Area 435 Sq Ft - 40.41 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 1/8/2025

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

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