



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



## 3 Quendon Drive, Waltham Abbey, EN9 1LG

Guide price £700,000

Guide Price: £700,000 - £725,000. This lovely four bedroom semi-detached family home situated in Quendon Drive, Waltham Abbey.

Upon entering, you are greeted by a spacious entrance hallway that provides access to the inviting living room and contemporary kitchen, along with a convenient downstairs w/c. The living room is a bright and airy space, enhanced by French patio doors that flood the room with natural light and lead directly to the rear garden. This stylish area features a media wall, making it an ideal spot for relaxation and entertainment with family and friends.

The contemporary kitchen is beautifully appointed with sleek white cabinetry, integrated miele double ovens with proving draw, hob, wine cooler and stylish under-cabinet lighting, offering both style and generous storage. Flowing effortlessly into the dining room, French patio doors open onto the garden to create a bright,

Living room 23'7" x 19'10" (7.20 x 6.07)

Kitchen 15'10" x 18'10" (4.84 x 5.75)

Dining room 14'5" x 12'4" (4.41 x 3.76)

Study 5'2" x 9'9" (1.59 x 2.98)

Bedroom 12'1" x 10'9" (3.69 x 3.28)

Bedroom 8'2" x 12'6" (2.51 x 3.82)

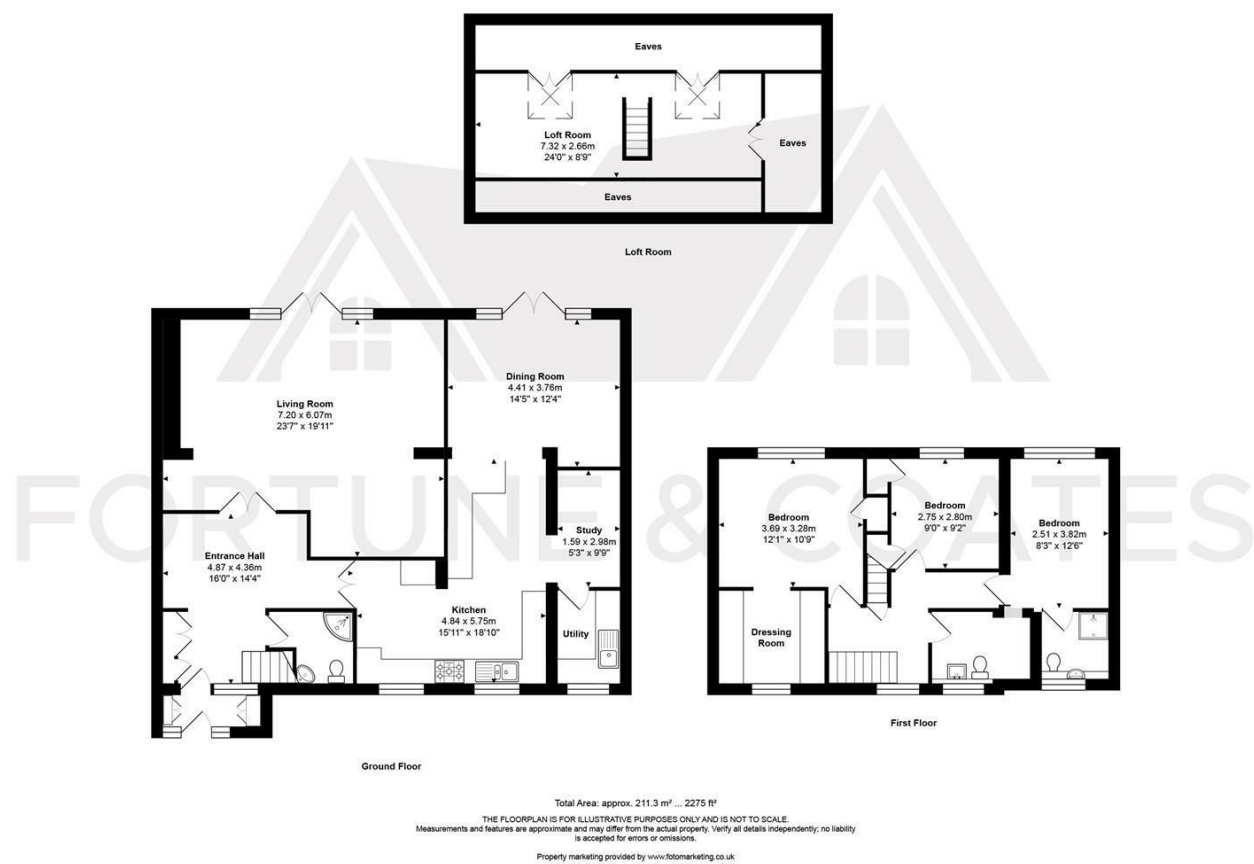
Bedroom 9'0" x 9'2" (2.75 x 2.80)

Loft room 24'0" x 8'8" (7.32 x 2.66)

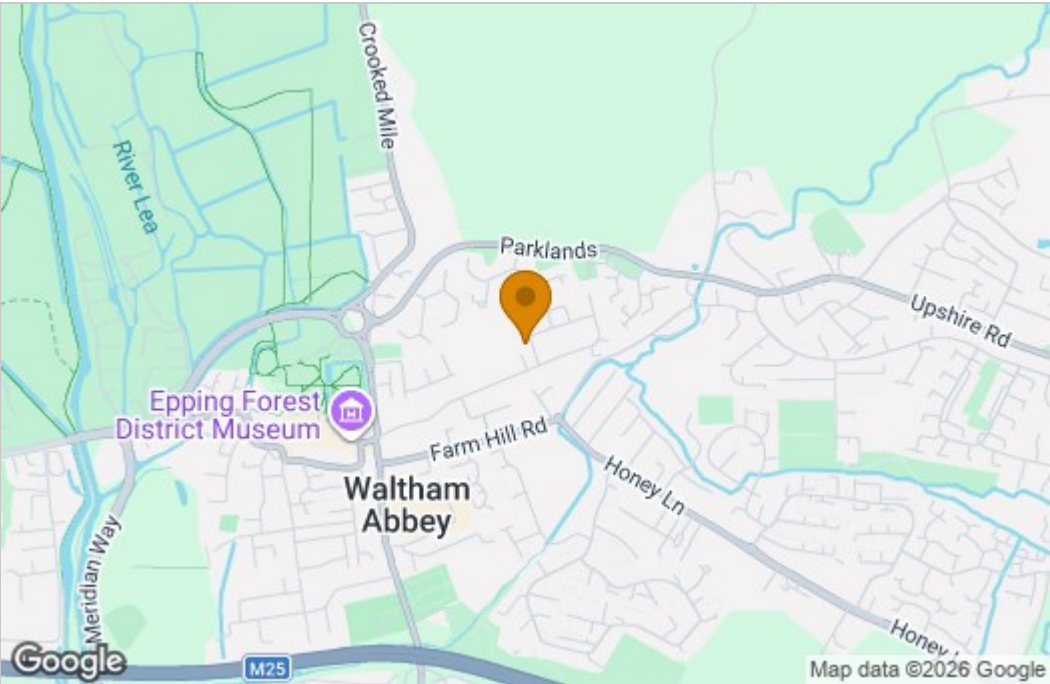
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



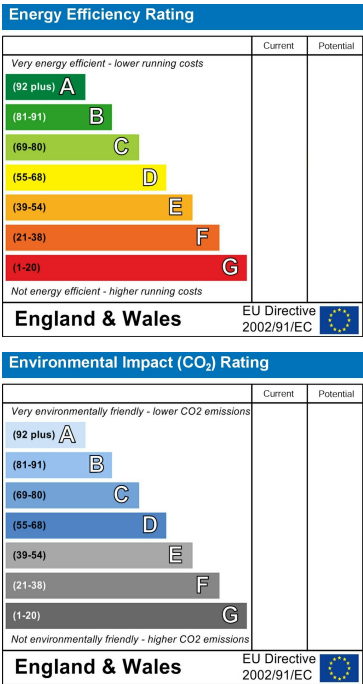
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.