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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)

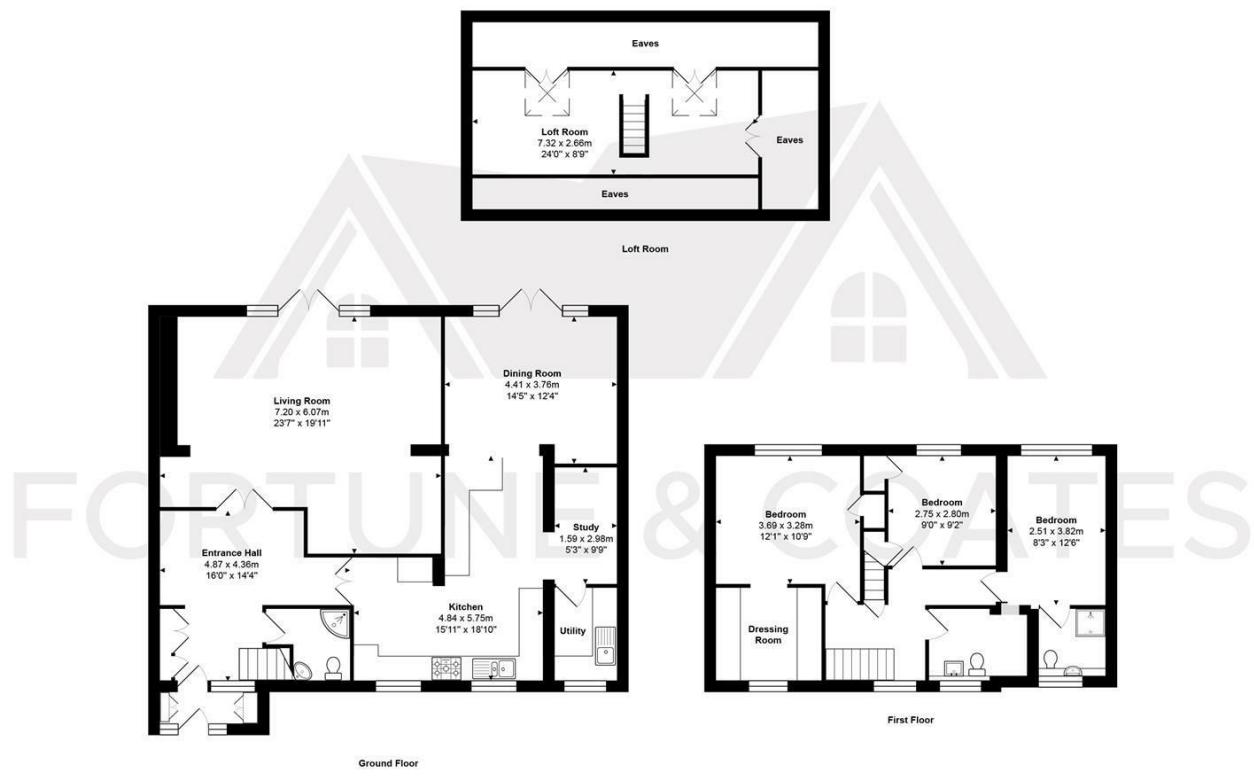
Bedroom 8'2" x 12'6" (2.51 x 3.82)

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

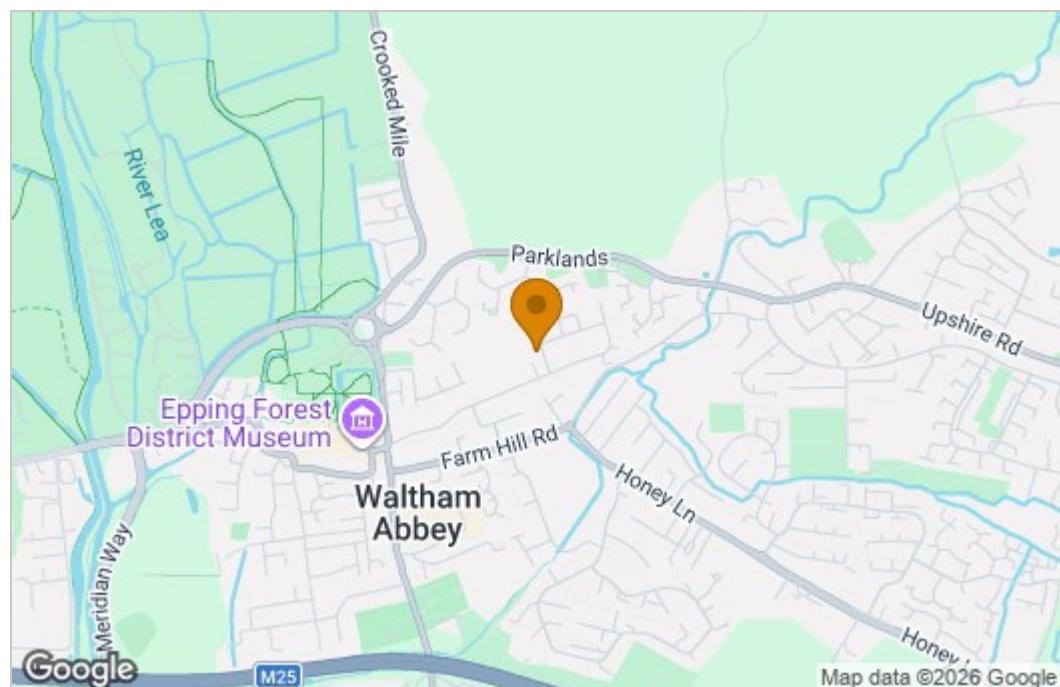
Loft room 24'0" x 8'8" (7.32 x 2.66)

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Floor Plan



Area Map



Energy Efficiency Graph

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	

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