



Shepherds  
Property Sales & Lettings



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Woodgreen Road | Waltham Abbey | EN9 3SD | £525,000



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Nestled on the charming Woodgreen Road in Waltham Abbey located on the edge of Epping Forest, this delightful semi-detached house offers a perfect blend of comfort and potential. With its semi-rural location, residents can enjoy the tranquillity of countryside views while still being conveniently close to local amenities, with local shops in easy reach and frequent Central Line rail services at Epping or Woodford stations in to the city.

The property boasts good size reception rooms providing ample space for relaxation and entertaining. The extended kitchen/breakfast room with its 12' vaulted ceiling creates a warm and welcoming atmosphere, ideal for family gatherings or dinner parties. The home features two well-proportioned bedrooms, plus a versatile loft room that can serve as study, playroom or office space catering to various lifestyle needs.

The bath/ shower room is located on the first floor with stand alone bath and separate shower cubicle ensuring ease of access for all family members and there is also a handy downstairs large cloakroom.

Furthermore, the property presents exciting extension potential with plans that had been drawn by the current vendor which would need to be re submitted and planning permission, granted allowing you to tailor the space to your specific requirements.

This residence is perfect for those seeking a peaceful retreat with the opportunity to expand and personalise their home. With its appealing features and picturesque surroundings, this property is a wonderful opportunity for families or individuals looking to settle in a serene yet accessible area. Don't miss the chance to make this charming house your new home.



- 2 Bedroom House
- 2 Reception Areas
- Kitchen/ Breakfast Room
- Loft/ Hobby Room
- Large Cloakroom
- Semi Detached House
- Bath/ Shower Room
- Gas Central Heating
- Views over Fields
- Chain Free



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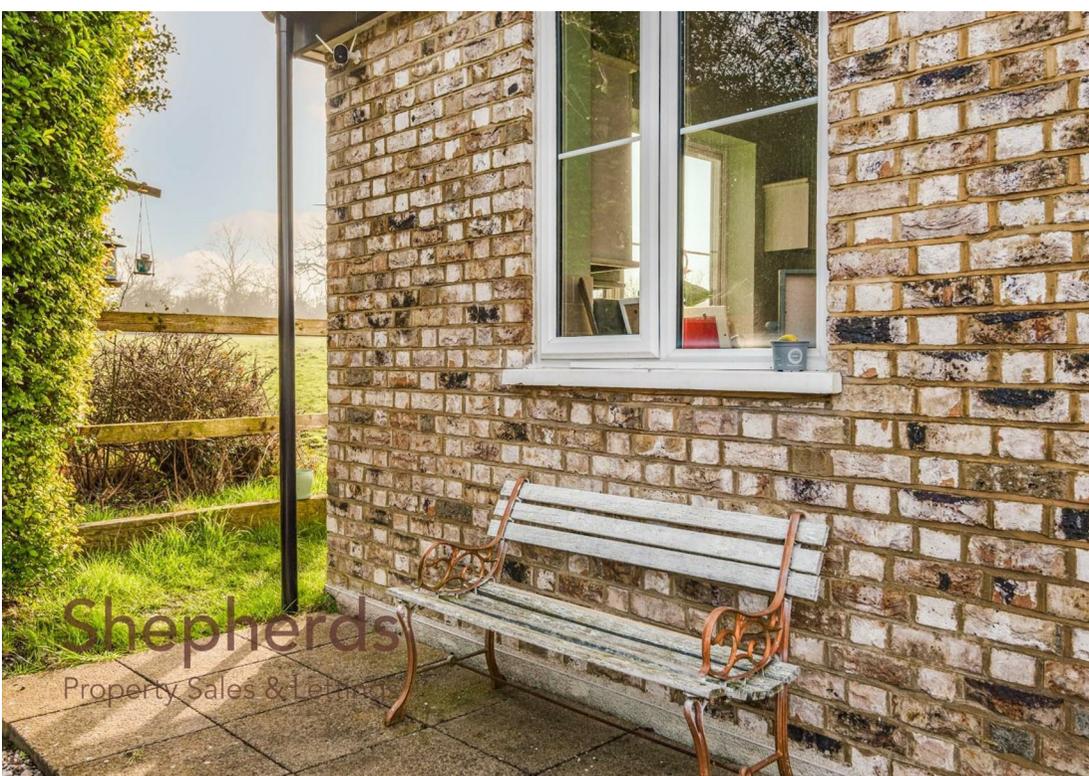


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 2  1  2  D

**Tenure :** Freehold  
**Council:** Epping  
**Tax Band:** D



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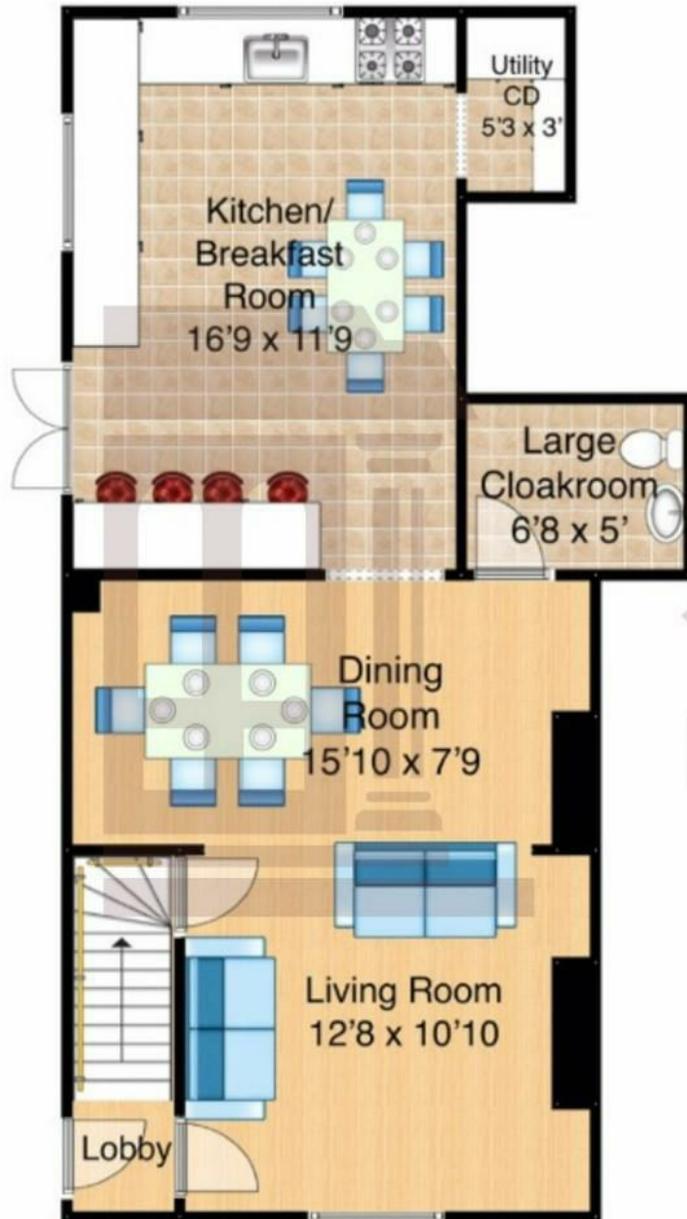


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- |                         |                                 |
|-------------------------|---------------------------------|
| Entrance Door           | Staircase to Loft Room          |
| Hall                    | Loft / Hobby Room               |
| Living Room             | 14'11 x 10'*                    |
| 12'8 x 10'10            | Bedroom Two                     |
| Dining Area             | 11'1 x 7'9                      |
| 15'10 x 7'9             | Bath/ Shower Room               |
| kitchen/ Breakfast Room | 7'10 x 7'8                      |
| 16'9 x 11'9             | Exterior                        |
| Utility Cupboard        | Driveway for 4 cars             |
| 5'3 x 3'                | Lawned Garden                   |
| Large Cloakroom         | Summer House/ Shed              |
| 6'8 x 5'                | 11'3 x 10'4                     |
| First Floor Landing     | Covered Pergola                 |
| Bedroom One             | Views to Fields Beyond          |
| 12'11 x 7'11 max        | * loft room with 5'8 max height |

# Woodgreen Road Waltham Abbey

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is for guidance only and may not be reused or altered without the consent of Shepherds Estate Agents Ltd





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