



## Paternoster Close, Waltham Abbey, EN9 3JX

Guide Price £495,000

- Chain free, move in ready
- Two bathrooms
- Garden with workshop
- Two reception rooms
- Located in Waltham Abbey
- Four bedrooms
- Semi-detached house
- Off-street parking available
- Through lounge option
- Viewing highly recommended

# Paternoster Close, Waltham Abbey, EN9 3JX

Guide Price £500,000 - £550,000

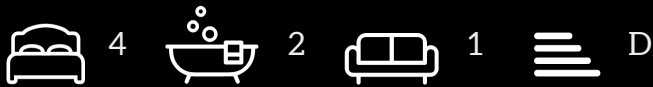
Caplen Estates are delighted to present to the market a delightful Chain Free four-bedroom semi-detached house that offers a perfect blend of comfort and convenience. Spanning an impressive 1,232 square feet, the property boasts ample living space, making it an ideal family home.

Upon entering, you will find two well-proportioned reception rooms, providing versatile options for relaxation and entertainment. The through lounge option enhances the flow of the living area, creating a warm and inviting atmosphere. The property features four spacious bedrooms, ensuring that there is plenty of room for family members or guests.

The house is equipped with two bathrooms, catering to the needs of a busy household. Outside, the nice garden offers a tranquil space for outdoor activities and relaxation. Additionally, a garden workshop provides a practical area for hobbies or storage.

Parking is made easy with off-street parking available for two vehicles, ensuring convenience for residents and visitors alike. The property is chain-free, allowing for a smooth and efficient purchase process.

This home is not only a wonderful place to live but also a fantastic opportunity for those seeking a spacious and well-appointed residence in a desirable location. With its combination of comfort, space, and practicality, this property is sure to attract interest from families and individuals alike.



Council Tax Band: D



Living Room

5.41m x 3.25m (17'9" x 10'8")

Dining Area

3.25m x 2.46m (10'8" x 8'1")

Kitchen/Breakfast Area

5.00m x 4.56m (16'4" x 14'11")

Bedroom 1

4.07m x 3.28m (13'4" x 10'9")

Bedroom 2

4.01m x 3.28m (13'2" x 10'9")

Bedroom 3

3.91m x 3.28m (12'10" x 10'9")

Bedroom 4

2.19m x 1.62m (7'2" x 5'3")

Bathroom

2.62m x 2.48m (8'7" x 8'1")

Workshop

4.24m x 2.26m (13'11" x 7'5")

Garden

11.0m x 7.04m (36'1" x 23'1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

D

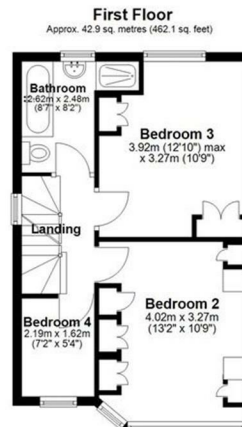
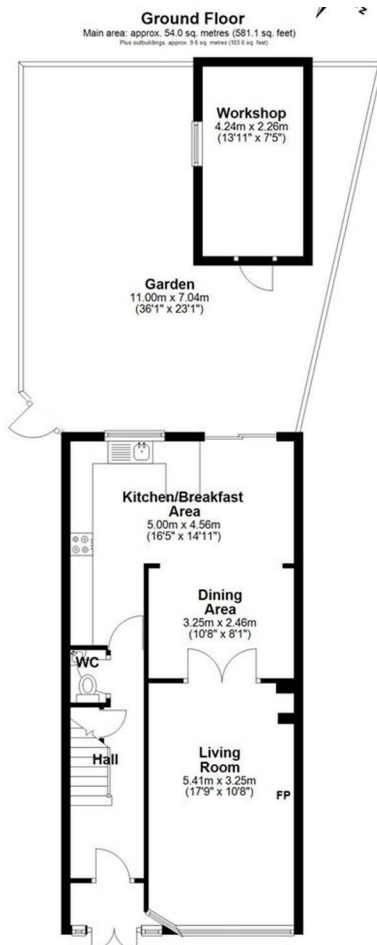
Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.



Total area: approx. 136.3 sq. metres (1467.6 sq. feet)

**CAPLEN**