



17 Flagstaff Close

, Waltham Abbey, EN9 1JB

£475,000



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, Waltham Abbey, EN9 1JB

Located in Waltham Abbey is this three bedroom, terraced home with off road parking.

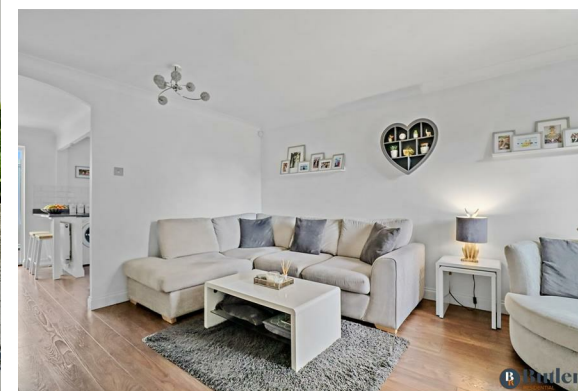
Step inside a bright and welcoming entrance hall, through to the lounge. French doors flood the room with lots of natural light and are a great addition during the warmer months. Off the lounge is the kitchen with a dining area, plenty of space for family and friends. For less formal dining, there is a breakfast bar. The kitchen has a modern feel, with white gloss units, metro tiles and grey stone countertops and upstands. There is an under stair cupboard, perfect for storing away coats and shoes. Off the dining area are sliding doors leading to a conservatory, an ideal additional seating area, offering views out to the garden and stream.

Upstairs are two double bedrooms and a good sized single, currently being used as a home office. A three piece bathroom with a vanity sink completes the living space.

Outside is a beautiful garden, offering views across Stanstead Mill Stream. To the rear is a decked patio area, with space for a dining table and sofa. A peaceful setting to watch the world go by, and enjoy the waterfowl and wildlife.

To the front are shingle boards and two allocated parking spaces.

The property is a short walk away to many local amenities in historic Waltham Abbey, as well as countryside walks across the Lea Valley. For those in need



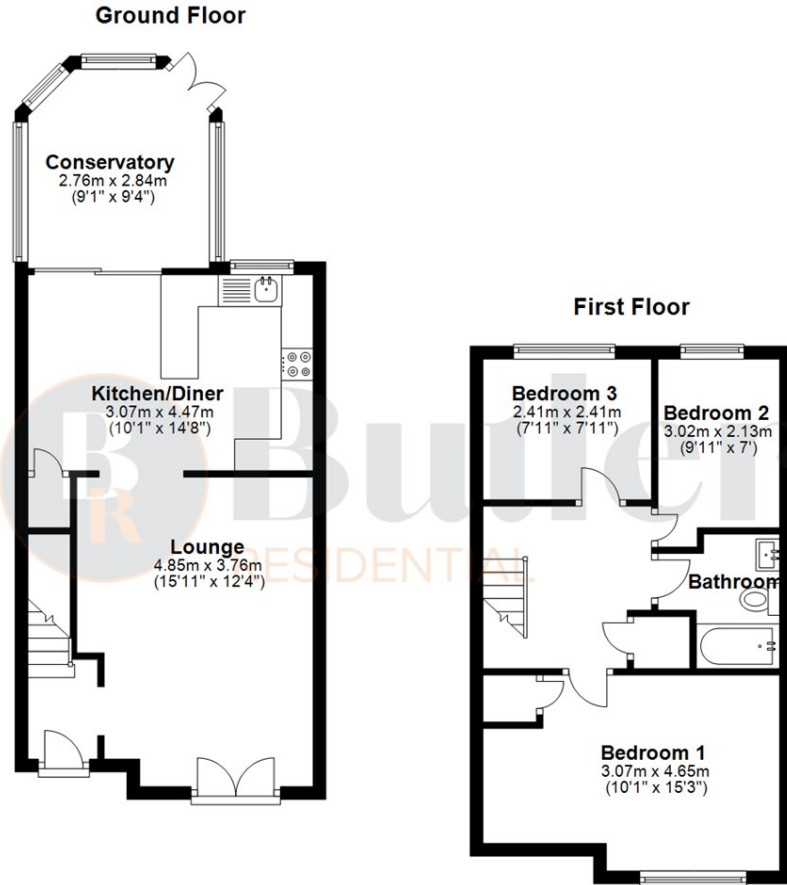




of schooling, both Primary and Secondary, there are many less than a mile away. Waltham Cross Station offers quick links to London's Liverpool Street and Stratford, in less than thirty minutes. Junctions 25/26 of the M25 are also a quick drive away.



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

## Viewing

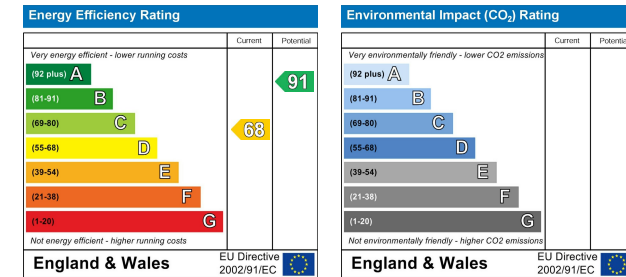
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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