



CHURCHILL
estates



Quendon Drive, Waltham Abbey

Guide Price £675,000

Tenure : Freehold

Floor Area : 1632.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 4

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Situated in a quiet cul-de-sac on Quendon Drive, Churchill Estates are pleased to offer this extended and well-presented four-bedroom semi-detached family home, providing spacious and versatile accommodation extending to approximately 1,632 sq ft. The location is excellent with the highly regarded Waltham Holy Cross School just moments away and within easy reach of Waltham Abbey town centre, offering a variety of shops, cafés and everyday amenities.

The ground floor is centred around an impressive reception room, offering ample space for both family living and entertaining. The modern fitted kitchen features a central island and underfloor heating, complemented by a separate utility room and downstairs WC. To the rear, the conservatory overlooks the well-maintained garden and provides an additional living/entertaining space. Characterful sash windows run throughout the property and benefits from plenty of natural light.

Upstairs, the generous master bedroom benefits from a vaulted ceiling, walk-in wardrobe and ensuite shower room, forming part of the property's thoughtfully designed extension. There are two further double bedrooms, a well-proportioned single bedroom and a family bathroom.

Externally, the rear garden has been attractively landscaped with a block-paved patio and summer house, creating an ideal outdoor space. The property further benefits from a detached double garage, offering excellent storage, workshop potential or secure parking. To the front, there is off-street parking for multiple vehicles.







- Guide price £675,000 - £700,000
- Moments from the popular Waltham Holy Cross School
- Thoughtfully extended
- Impressive master bedroom with walk in wardrobe & en suite
- Modern fitted kitchen with separate utility room & downstairs WC
- Beautifully presented four bedroom semi-detached home
- Nearby to town centre offering a variety of shops, cafés and everyday amenities
- Detached double garage & off street parking for multiple vehicles
- Spacious open plan reception perfect for entertaining
- Quiet cul-de-sac location





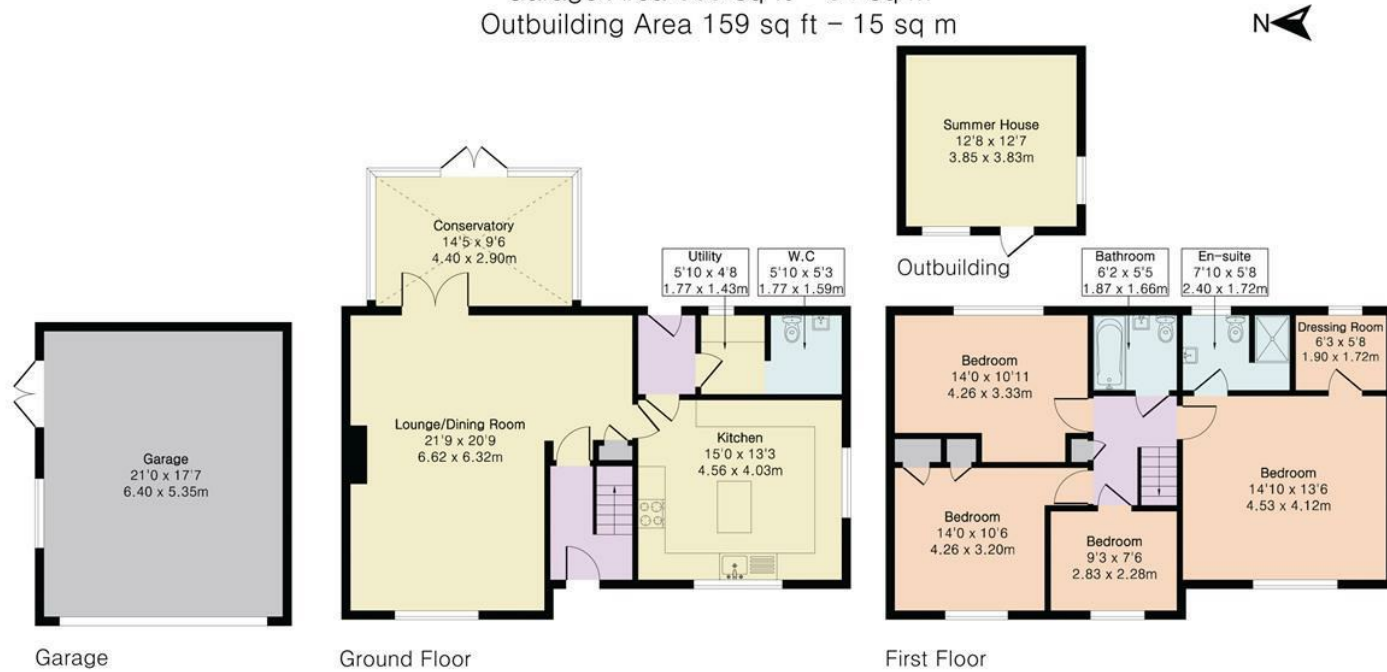
**Approximate Gross Internal Area 1632 sq ft - 152 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 882 sq ft – 82 sq m

First Floor Area 750 sq ft – 70 sq m

Garage Area 369 sq ft – 34 sq m

Outbuilding Area 159 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHURCHILL
estates

Email buckhursthill@wearechurchills.co.uk

To view call **0208 504 2222**

CHURCHILL
estates