



Poplar Shaw, Waltham Abbey EN9 3NJ

welcome to

Poplar Shaw, Waltham Abbey

William H Brown are thrilled to bring to the market this stunning three/four bedroom semi detached extended family home situated in a lovely location in popular Waltham Abbey. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Porch**

Tiled flooring, storage cupboard.

Cloakroom

Double glazed window to front aspect, wc, wash hand basin, tiled flooring, tiled walls, radiator.

Lounge

18' 8" x 14' (5.69m x 4.27m)

Double glazed window to front aspect, patio doors, laminate flooring, radiator.

Dining Room

15' 7" x 14' 9" (4.75m x 4.50m)

Double glazed window to rear aspect, french doors.

Kitchen

16' 7" x 15' 8" (5.05m x 4.78m)

A range of wall and base units with complimenting worktops, integrated oven, laminate flooring, island, storage cupboard, radiator.

Landing

Double glazed window to front aspect, access to the loft, storage cupboard.

Bedroom 1

14' 2" x 10' 4" (4.32m x 3.15m)

Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom 2

11' x 10' 2" (3.35m x 3.10m)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

11' x 8' 1" (3.35m x 2.46m)

Double glazed window to front aspect, radiator, fitted wardrobe.

Bathroom

Double glazed window to rear aspect, wc, part tiled walls, tiled flooring, paneled bath, wash hand basin.

**Exterior
Front Garden**

To the front of the property is a driveway, side access.

Rear Garden

To the rear of the property is a decked area, pergola, lawn area, 2 sheds, sun area with pergola.



view this property online williamhbrown.co.uk/Property/BRX109900



welcome to

Poplar Shaw, Waltham Abbey

- Extended semi detached family home
- Three/four bedrooms
- Scope to extend STPP
- Scope for an annexe STPP
- Lovely interior throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX109900](https://www.williamhbrown.co.uk/Property/BRX109900)



Property Ref:
BRX109900 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)