

FOR SALE

LOT 8 WARLIES PARK ESTATE

9 SERGEANTS GREEN LANE, WALTHAM ABBEY, ESSEX, EN9 3SH

- SEMI DETACHED 2 BEDROOM COTTAGE
- APPROXIMATELY 0.44 ACRE PLOT
- EXCELLENT LOCATION & AMENITIES
- LOCAL SERVICES IN CLOSE PROXIMITY
- SUBJECT TO RESIDENTIAL TENANCY



9 Sergeants Green Lane is located on the edge of the settlement of Waltham Abbey close to the rural area surrounding Waltham Abbey, Upshire & Epping. Local amenities and services including a primary school are within a few minutes walk.



DIRECTIONS

From the M25 junction 26, leave the motorway and take the A121 (Honey Lane) towards Loughton. After approximately ¼ mile turn left into Woodgreen Road towards Upshire & Waltham Abbey. After another ¼ mile you will pass under the M25. Continue along Woodgreen Road until you get to the junction with Upshire Road. Turn right onto Horseshoe Hill and then right onto Sergeants Green Lane. Follow the lane and the property is the third one on the right hand side.

DESCRIPTION

A 2 bedroom, semi-detached cottage currently occupied by a residential tenant. The accommodation comprises:

Ground Floor

Kitchen: 3.42 (max) x 2.47 Living Room: 4.13 (max) x 3.34 Bathroom: 2.47 x 2.30

First Floor

Bedroom 1: 4.13 (max) x 3.35 Bedroom 2: 2.47 x 3.25 (max) The property benefits from large gardens to both the front and the rear of the property together with additional land. In all approx 0.44

TENURE

The house is available freehold subject to a residential tenancy offering security of tenure under the Housing Act 1988. Please note that this tenancy does not extend over the majority of the land offered with this lot.

COUNCIL TAX

The property is in council tax band D. £1528.52 / annum for 2011 / 12.

SERVICES

The property has mains water, electricity, drainage and BT supply.

VIEWING

Viewing is strictly by prior arrangement with Sworders.

ADDITIONAL INFORMATION

A pack of additional information including the Energy Performance Certificate and tenancy information for this property is available on request.

Contact: Richard Couling or James Watchorn

Telephone: 01279 771188 Email: post@sworders-agri.co.uk

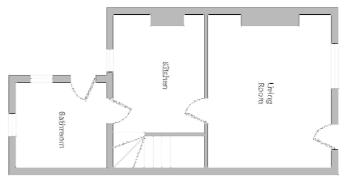
DATE

May 2011

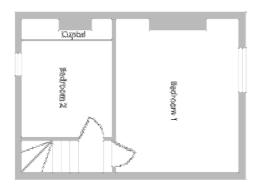
IMPORTANT NOTICE:

Sworders for itself and the vendors give notice that the particulars are a general outline only for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Sworders has any authority to make or give any representation or warranty whatever in relation to this property. No responsibility can be accepted for the expenses incurred by any intending purchasers in inspecting properties that have been sold, let or withdrawn. N.B. All measurements are approximate and for guidance only. The plan showing the property for sale is for identification purposes only and should not be scaled.

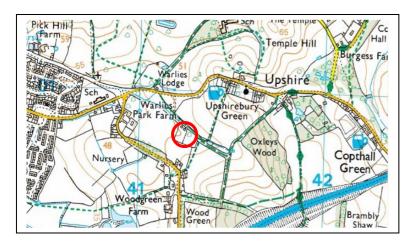




Ground Floor



First Floor



N.B. NOT TO SCALE
This plan is based upon the Ordnance Survey Map with the sanction of the
Controller of H M Stationery Office Crown Copyright Reserved.
For the purposes of identification only.

