



P R I M E R E S I D E N T I A L

P R E S E N T S

Woodbrook Gardens, Waltham Abbey





elliott E | J james

RESIDENTIAL



# Woodbrook Gardens, Waltham Abbey



An exciting opportunity to acquire a charming four-bedroom semi-detached home, set in a peaceful cul-de-sac and offering exceptional potential for modernisation, extension (STPP), and personalisation. The property sits on a generous plot, boasting ample outdoor space and the possibility for future development.

Upon entering, you are greeted by a spacious and bright hallway. The property flows effortlessly into the expansive dual-aspect lounge/diner, large windows allow natural light to flood the room, while patio doors provide direct access to the rear garden.

The separate kitchen offers ample storage and workspace. A rear door provides additional access to the garden, making it convenient for al fresco dining or outdoor entertaining.

The first floor comprises four well-proportioned bedrooms, three of which benefit from built-in wardrobes, offering excellent storage solutions. The master bedroom enjoys a pleasant front-facing aspect, while one of the additional bedrooms overlooks the rear garden, providing a peaceful retreat. The family bathroom is fully tiled and features a full-sized bath.

Externally, the property boasts a spacious rear garden, providing ample space for future landscaping projects. The generous plot also presents an exciting opportunity for a side or rear extension (STPP). To the front, a spacious paved driveway offers off-road parking for multiple vehicles, leading to an integral garage that provides additional storage or potential for conversion into further living space, subject to planning permission. With internal access from the hallway, the garage could be transformed into a home office, playroom, or gym—offering incredible flexibility for modern family life.

Offered to the market CHAIN-FREE, this property is a fantastic blank canvas. With generous living spaces, superb potential for development, and a highly desirable location, this is a rare chance to secure a home with endless possibilities.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



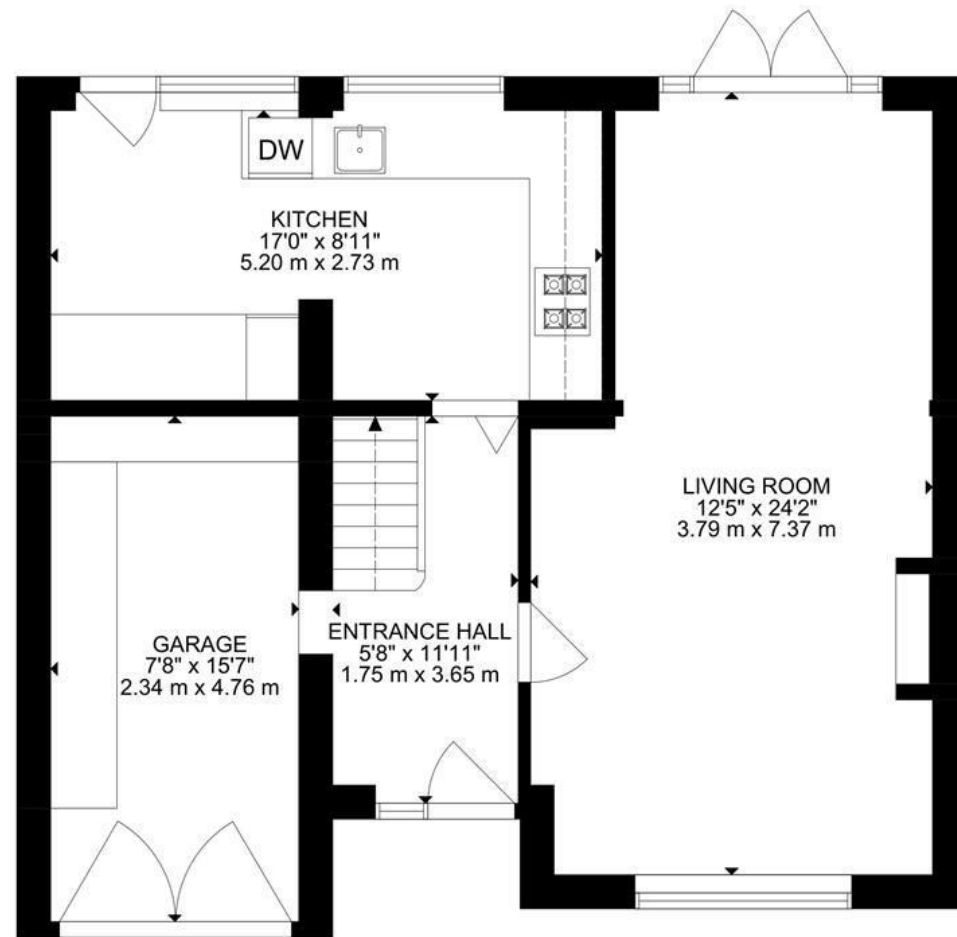
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

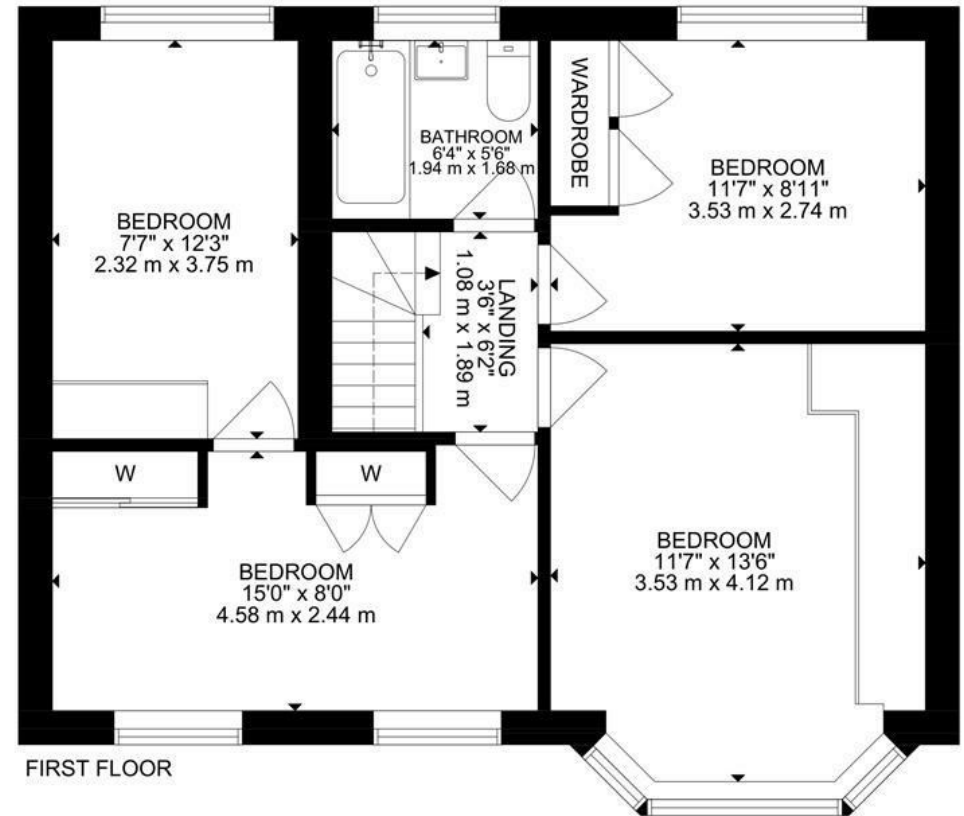
N  
E  
E  
D  
  
T  
O  
  
K  
N  
O  
W

Sqft 1075.00 sq ft	Type House - Semi-Detached	Style In need of modernisation
Bedrooms 4	Receptions 1	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band E

# PLANS



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 505 SQ FT, 47 m<sup>2</sup>, FIRST FLOOR : 570 SQ FT, 53 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 118 SQ FT, 11 m<sup>2</sup>  
TOTAL: 1075 SQ FT, 100 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





elliott E | J james  
PRIME RESIDENTIAL



elliott E | J james  
PRIME RESIDENTIAL



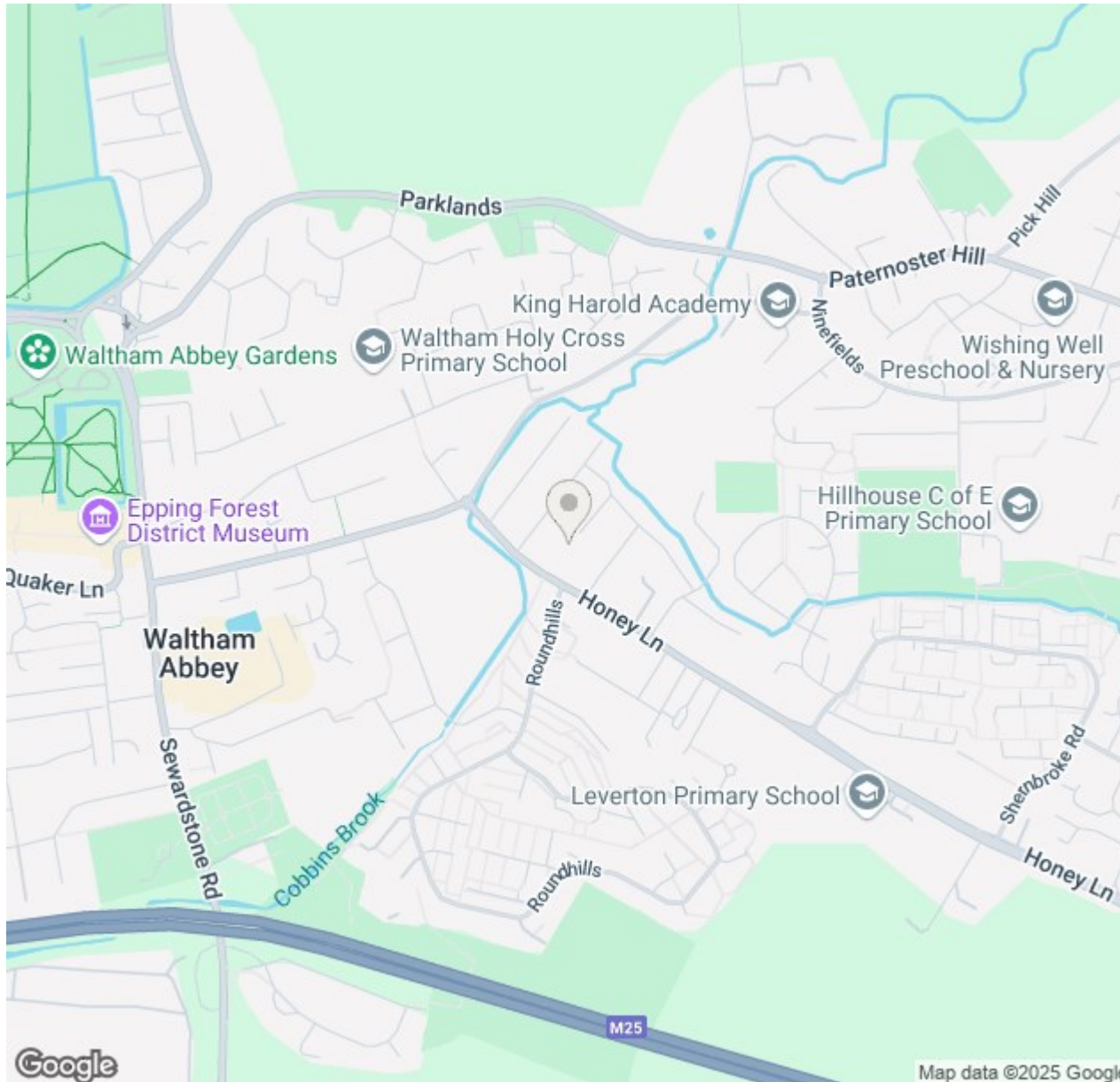
elliott E | J james  
PRIME RESIDENTIAL



E | J james



# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.