



P R I M E   R E S I D E N T I A L

P R E S E N T S

Rochford Avenue, Waltham Abbey





ernott E | J james

PRIME RESIDENTIAL



# Rochford Avenue, Waltham Abbey



Nestled in a sought-after residential turning in Waltham Abbey, Rochford Avenue offers an excellent opportunity to acquire this well-presented three-bedroom semi-detached family home, extending to approximately 1,033 sq. ft. of bright and versatile accommodation.

The ground floor is thoughtfully arranged to suit modern family living, beginning with a welcoming entrance hall leading through to a spacious living room, complete with a feature fireplace and ample space for both relaxing and entertaining. To the rear, the property benefits from a separate dining room, which flows seamlessly into the fitted kitchen, creating an ideal space for everyday family life and hosting guests.

The first floor comprises three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom, ideal as a nursery, home office or guest room. These are served by a contemporary family bathroom, with all rooms accessed from a central landing.

Externally, the property enjoys an enclosed rear garden, ideal for outdoor dining and family enjoyment, while an en-bloc garage provides secure parking or valuable additional storage.

Ideally positioned within easy reach of Waltham Abbey's historic town centre, a selection of well-regarded schools, local parks and everyday amenities, the property also offers convenient access to the M25, A10 and Waltham Cross station, making it an excellent choice for commuters travelling into London.

Combining spacious accommodation, practical family living and a desirable location, Rochford Avenue is a fantastic home ready for its next owners to enjoy.



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 EIJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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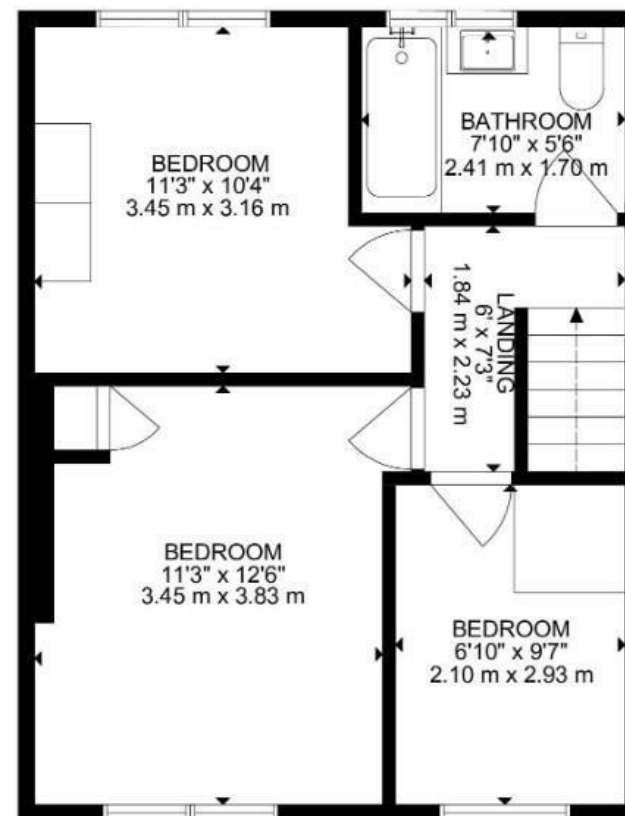
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|-----------------------|-------------------------------|-------------------|
| Sqft<br>1033.00 sq ft | Type<br>House - Semi-Detached | Style<br>New Home |
| Bedrooms<br>3         | Receptions<br>2               | Bathrooms<br>1    |
| Tenure<br>Freehold    | Local Authority<br>Epping     | Tax Band<br>D     |



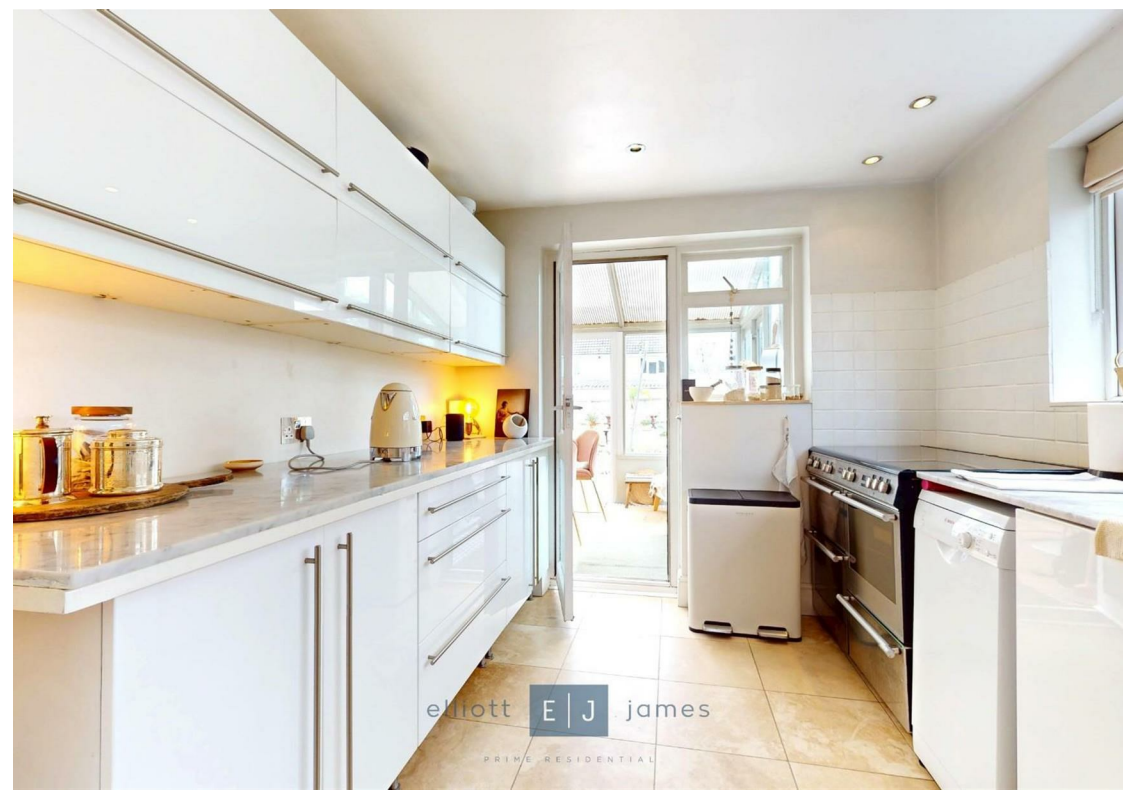
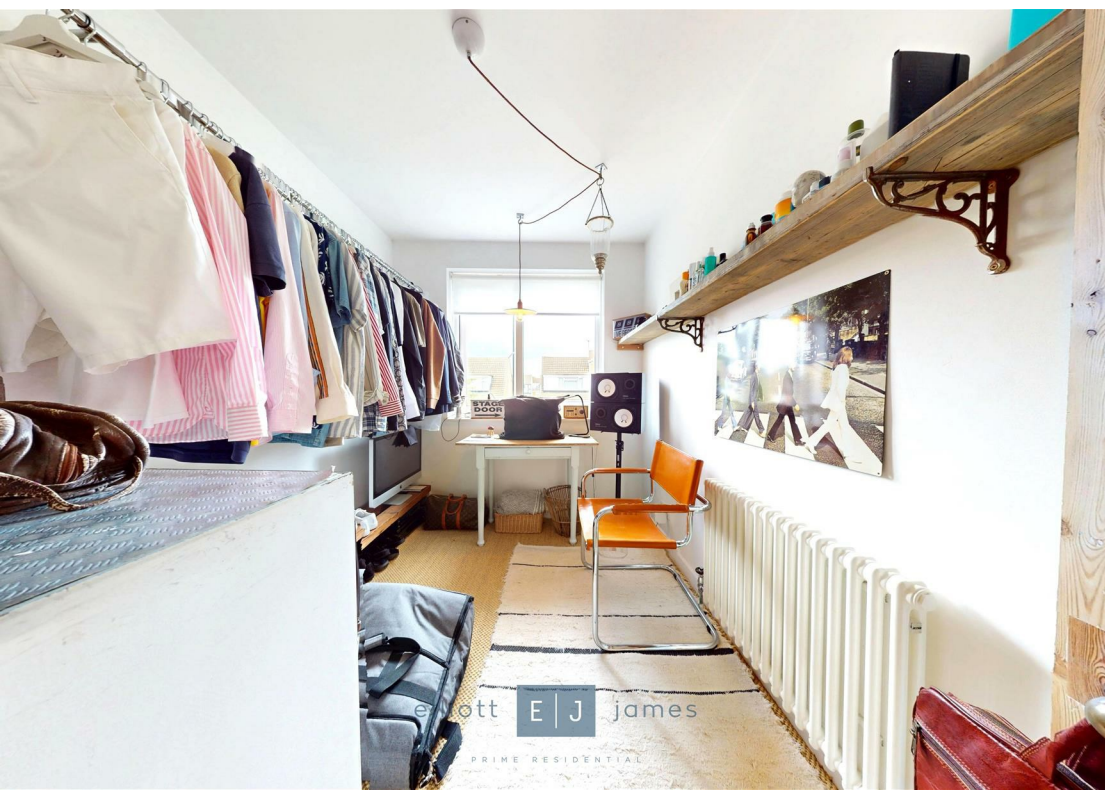
GROUND FLOOR



FIRST FLOOR

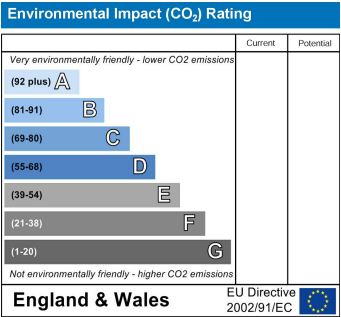
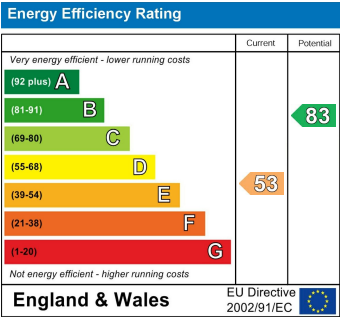
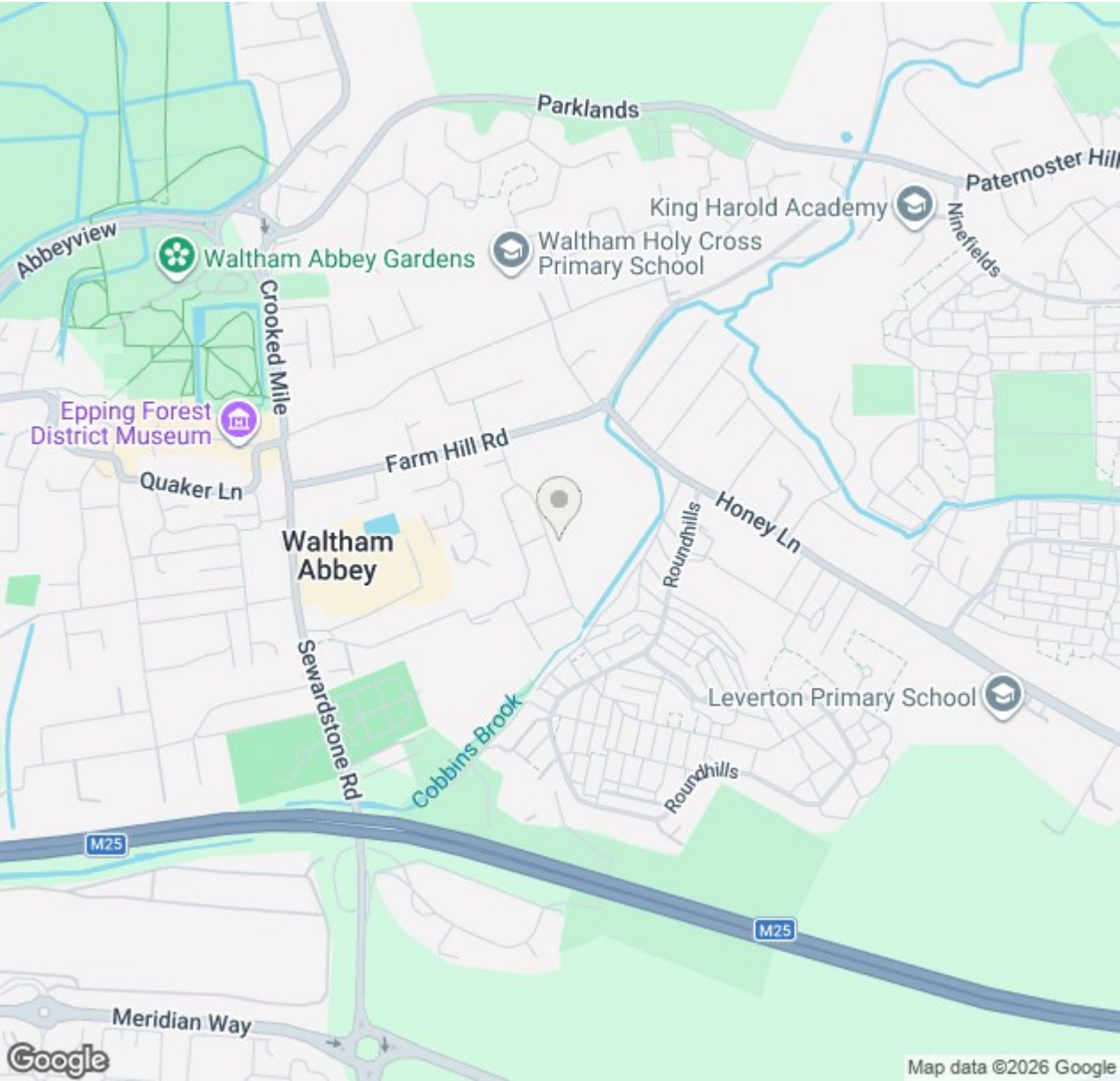
GROSS INTERNAL AREA  
GROUND FLOOR: 58 m<sup>2</sup>, 624 SQ FT, FIRST FLOOR: 38 m<sup>2</sup>, 409 SQ FT  
TOTAL: 96 m<sup>2</sup>, 1033 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



elliott  james

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