

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Greenfield Street, EN9 1HL



Asking Price £385,000 Freehold

*** CHAIN FREE ***

Kings Group of Waltham Abbey presents a 3-BEDROOM SEMI-DETACHED period property for sale. The ground floor features an entrance hallway, a spacious 24'06" x 12'03" reception, a kitchen with base & eye level units, roll-top work surfaces, tiled splashbacks, a utility room, downstairs w.c, and a conservatory. The first floor comprises two doubles, a single bedroom, and the family bathroom. The rear of the property offers a partially paved & lawn garden with a storage shed, and a small low-maintenance paved garden at the front. Features include double-glazed windows, gas central heating, and potential for extension 'STPP'. Council Tax Band C. EPC Rating D.

This property is centrally located in Waltham Abbey's historic market town center, with amenities just steps away. A 2-minute walk to the nearest bus stop provides a 5-minute ride to Waltham Cross British rail station. Ideal for first-time buyers or those downsizing, this property, in need of refurbishment, has the potential to become a fantastic home.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

HALL

LIVING ROOM 24'06" x 12'03"

KITCHEN 10'04" x 10'00"

UTILITY 6'06" x 3'11"

DOWN WC

BEDROOM 15'06" x 11'05"

BEDROOM 12'05" x 9'08"

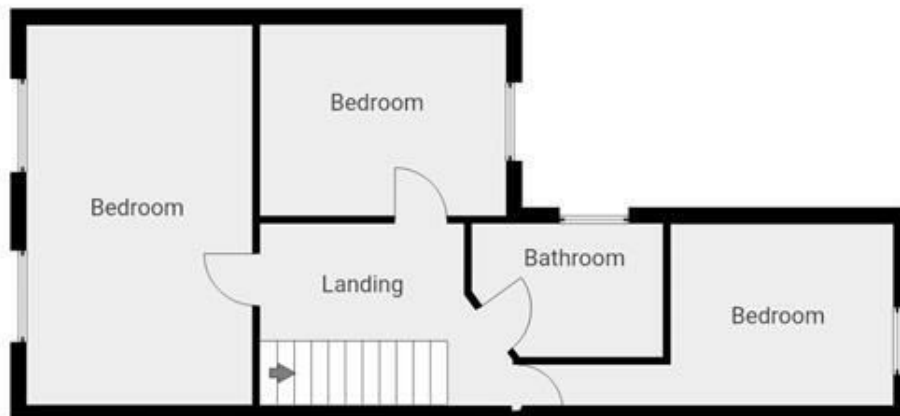
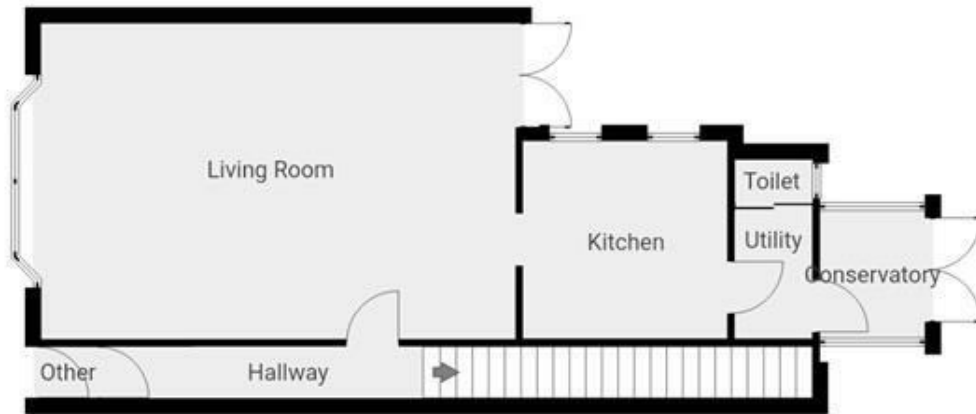
BEDROOM 11'03" x 9'02"

BATHROOM 9'08" x 6'09"

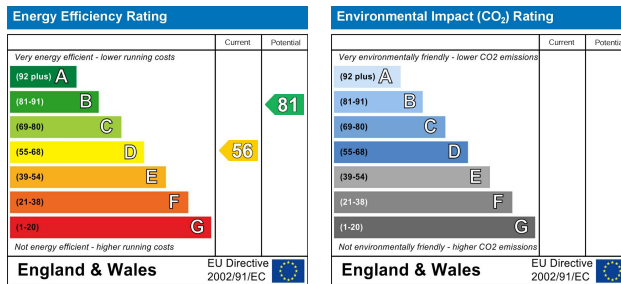
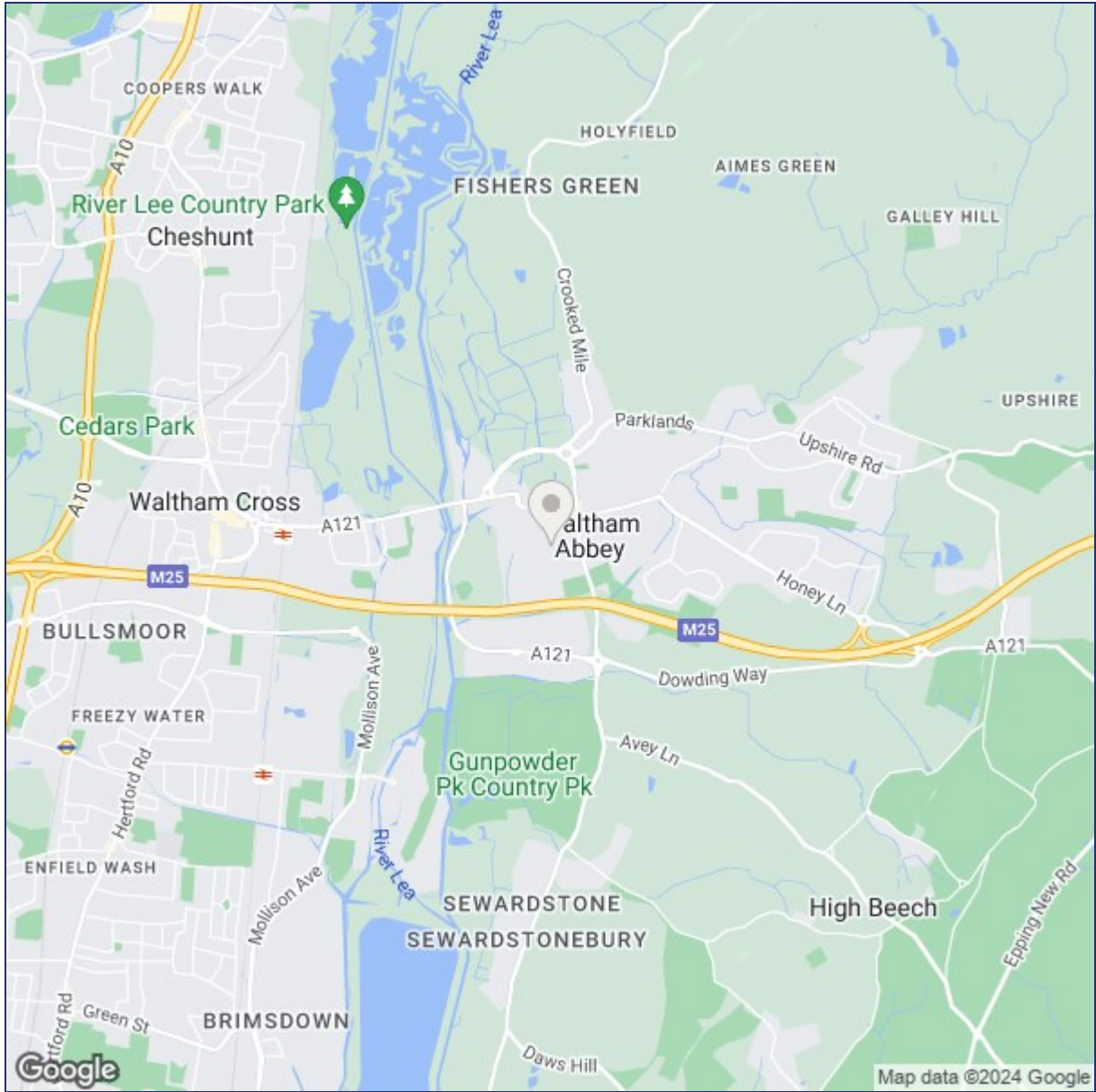
Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

