

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

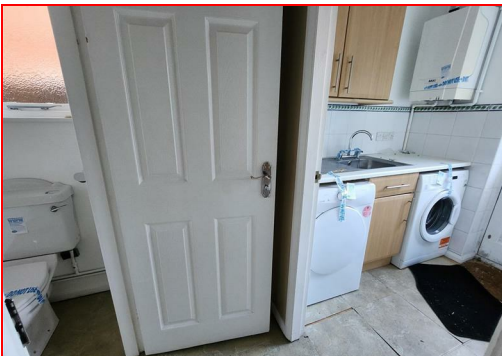
T: 01992 652006
www.kings-group.net



Kestrel Road, EN9 3NB



Offers In Excess Of £610,000 Freehold



PUBLIC NOTICE: Kings Group are now in receipt of an offer for the sum of £600,000 for 9, Kestrel Road Waltham Abbey, Essex, EN9 3NB. Anyone wishing to place an offer on this property should contact Kings Group, 8a Sun Street, Waltham Abbey, Essex, EN9 1EE - 01992 652 006 before exchange of contracts.

BIRDS DEVELOPMENT! SPACIOUS 4 BEDROOM DETACHED FAMILY HOME!!!- Kings Group Waltham Abbey are pleased to offer this 4 bedroom detached property to the market being sold CHAIN FREE. Located on the ever sought after Birds Development. To the front of the property you have your own private driveway with space for numerous cars as well as a large front private garden area that is hidden by mature hedges. Upon entering the property you are greeted by a hallway leading to a spacious living room opening into a separate dining area. This property boasts an excellent sized kitchen/diner with sliding patio doors into the garden. Just off the kitchen you have internal access to the integral garage, downstairs WC and utility room. The ground floor also offers a study room perfect for somebody that works from home or alternatively this could be transformed into yet another reception room. On the first floor you ascend the stairs to a landing area. All four bedrooms are spacious doubles which have built in storage. The master bedroom benefits from a walk in wardrobe and its very own en-suite. The family bathroom is fully tiled and has both a corner bath and a separate shower. To the rear of the property you have a partially paved, private garden which is not overlooked, tax ban F, EPC rating C.

Call 01992 652 006 now to book an appointment to view this rare property to the market property.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

LIVING ROOM 19'05 x 11'09

DINING ROOM 11'00 x 9'10

KITCHEN 19'08 x 12'02

STUDY 15'03 x 8'00

UTILITY ROOM 5'07 x 5'02

DOWN WC 4'03 x 3'03

GARAGE 18'04 x 8'03

MASTER BEDROOM 14'10 x 12'01

WALK IN WARDROBE 7'11 x 5'02

EN-SUITE 7'10 x 5'11

BEDROOM TWO 11'01 x 8'03

BEDROOM THREE 10'08 x 7'11

BEDROOM FOUR 10'08 x 7'05

FAMILY BATHROOM 8'04 x 7'04

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

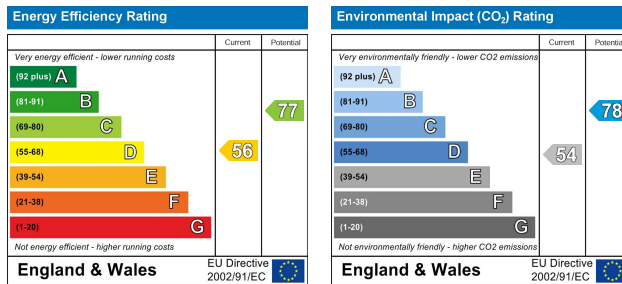
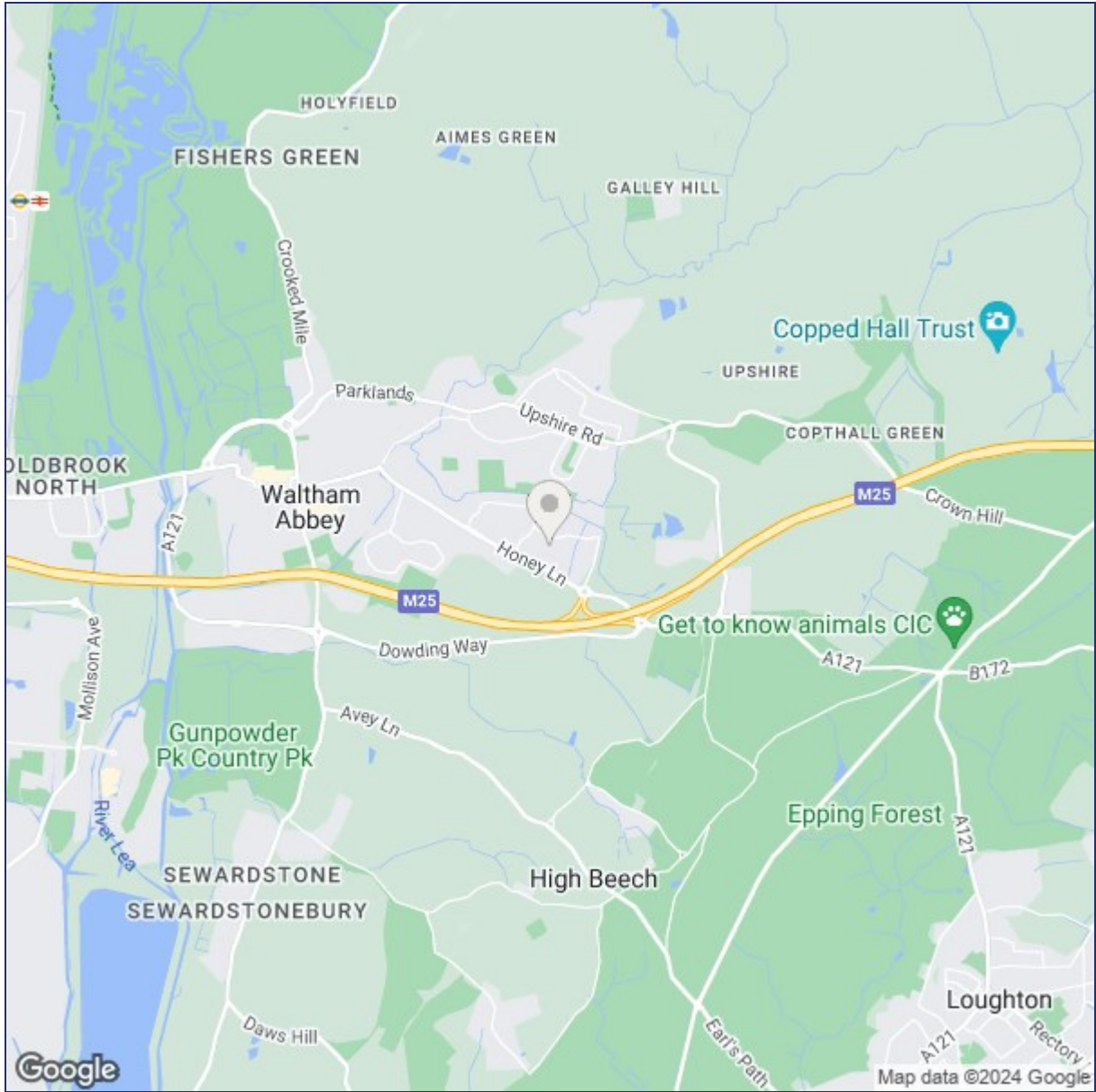
Ground Floor



1st Floor



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("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.

