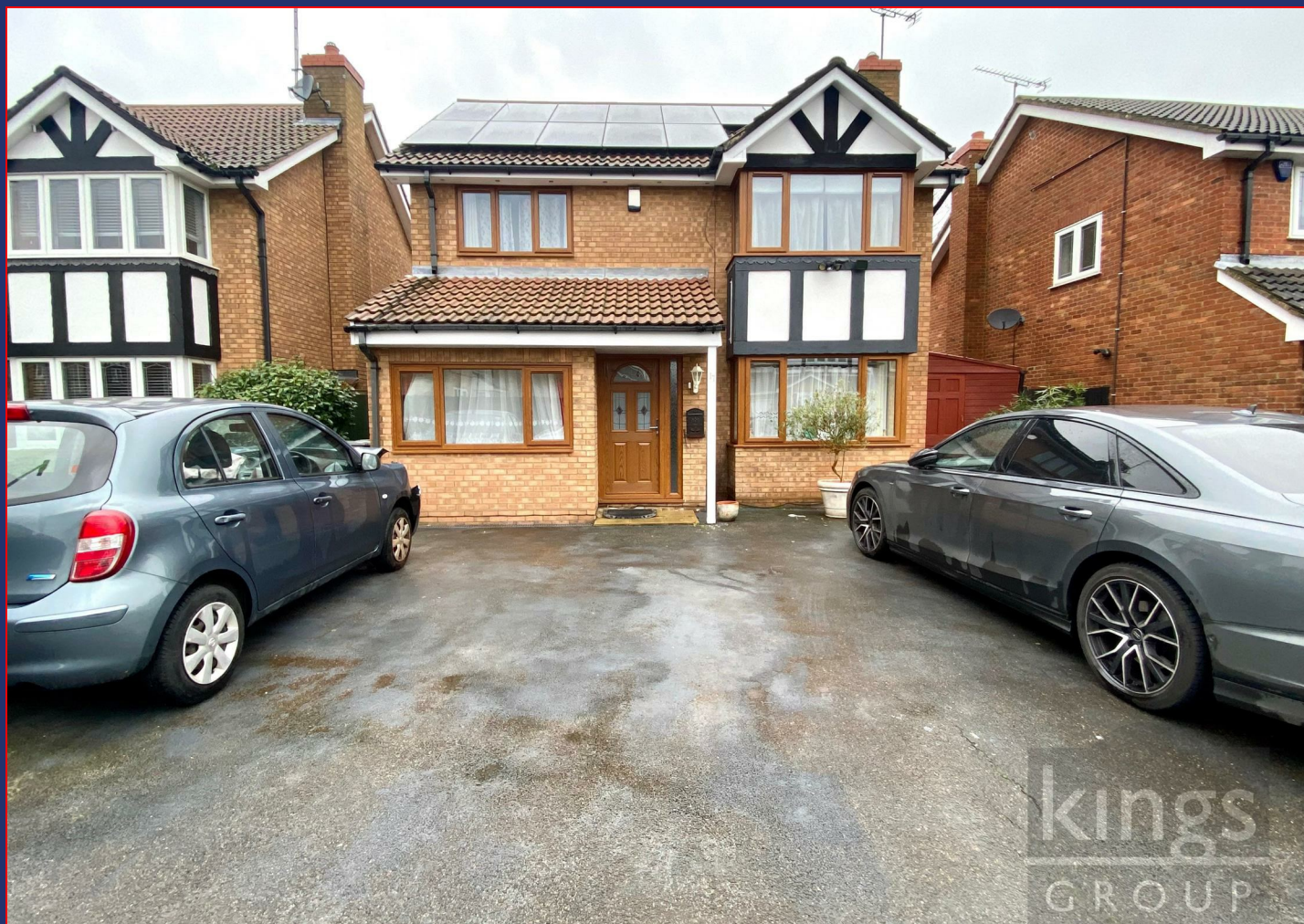


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Peregrine Road, EN9 3NQ



Asking Price £630,000 Freehold



Kings Group Waltham Abbey are delighted to offer this four bedroom detached family home, located on the sought after Birds Development.

Upon entering the property via the entrance hallway walk through to the good sized living room, with an alcove for additional storage under the stairs and finished with laminate flooring throughout. The kitchen is finished with solid wood work surfaces and tiled splashback, the kitchen also boasts an area which could be utilised as a dining area. Off the kitchen you also have a utility room, downstairs WC and side access to the garden. The ground floor of the property also consists of an additional reception room, but could be transformed into a dining room, study or playroom etc.

On the first floor this property features four good sized bedrooms, with two having built in storage and the main also benefiting from an en-suite shower room and a bay window area to provide additional space to the room. The family bathroom is fully tiled and finished with a modern three piece suite. To the front of the property you have a well sized drive, with space for 3 vehicles. To the rear of the property you have a nice sized garden made up of a partially paved area, with a pergola, the garden also has a summer house which currently houses a hot tub.

This property is in a great location on a quiet cul-de-sac, with easy access to the M25 and local train stations just a 10 minute drive away.

This property really must be seen to be appreciated.

EPC - B

Council Tax - F

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

RECEPTION 16'7 x 12'9

KITCHEN 20'2 x 8'1

RECEPTION 2 16'8 x 7'9

DOWNSTAIRS WC 4'9 x 4'5

UTILITY ROOM 8'0 x 4'10

MASTER BEDROOM 12'01 x 10'09

EN-SUITE 5'8 x 5'1

BEDROOM TWO 11'10 x 8'1

BEDROOM THREE 9'9 x 7'11

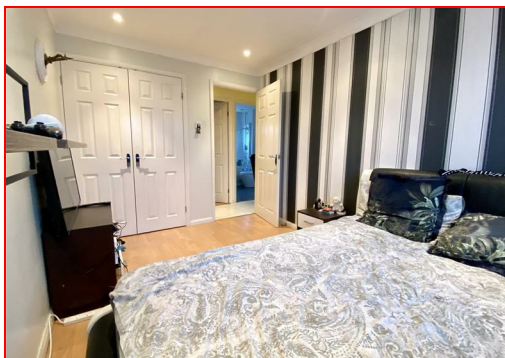
BEDROOM FOUR 8'9 x 7'6

FAMILY BATHROOM 8'9 x 6'5

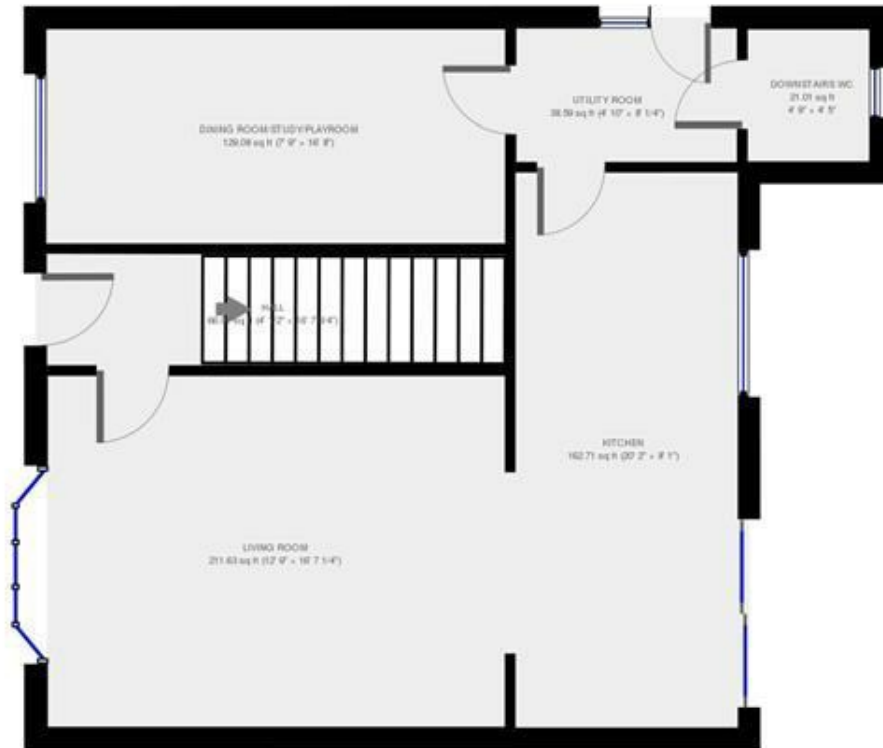
SUMMER HOUSE

Disclaimer

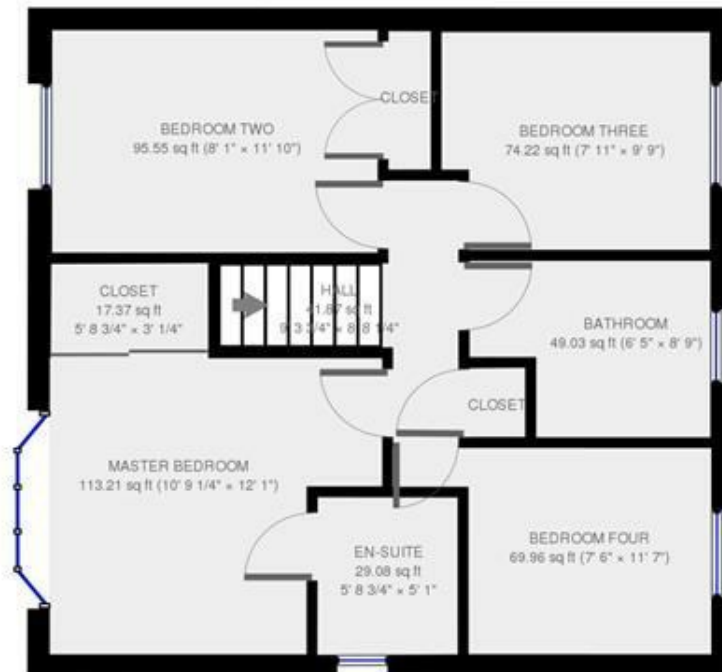
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and 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.



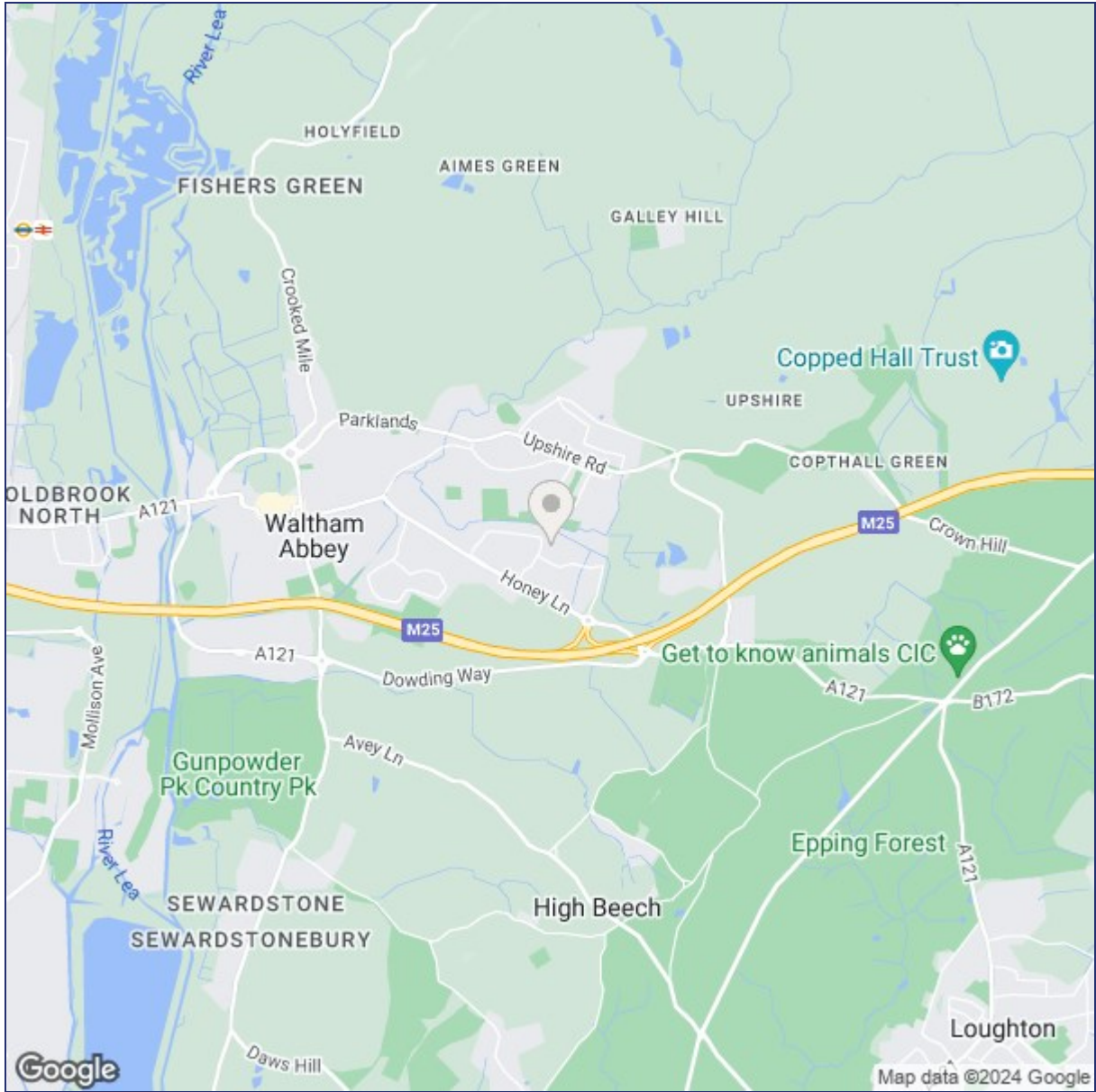
Ground Floor



1st Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

("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.

