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Greenfield Street, EN9 1HL



Offers In Excess Of £425,000 Freehold



Kings Group Waltham Abbey present this period 4 bedroom SEMI-DETACHED property to the market. The ground floor consisting of an entrance hall way, living room with feature fireplace and bay window with shutters, dining room, kitchen with base & eye level units, roll top work surfaces, tiled splash backs, and downstairs shower room.

On the first floor are two double bedrooms, one small double bedroom and the fully tiled family bathroom. The property boasts a loft conversion with a fourth bedroom with plenty eaves storage. At the rear of the property is a paved garden with parking space and storage shed with side access leading to the front garden of the property which is also paved. Constructed with brick and tile, features mains water, electric and gas heating.

The property is situated on a peaceful residential road with ample on-street parking in the front. Conveniently located just a short walk from Waltham Abbey's historic town center and local amenities. It's an ideal spot for commuters, with Waltham Cross British Rail station just a 20-minute walk or 10-minute bus trip away.

Contact our office now to arrange a viewing on 01992 652 006!

Freehold
Council Tax Band D
EPC rating to be confirmed.
Flood Risk - Very low

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 6 mbps
Superfast 168 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT - Good
Sky - Good
Virgin - Goo



ENTRANCE HALL

LIVING ROOM 10 x 12'10

DINING ROOM 13'05 x 10'10

KITCHEN 18 x 7'05

LANDING

BEDROOM 1 13 x 11

BEDROOM 2 7 '16 x 7'10

BEDROOM 3 12'05 x 7'10

2ND FLOOR LANDING

BEDROOM 4 10'10 x 12'07

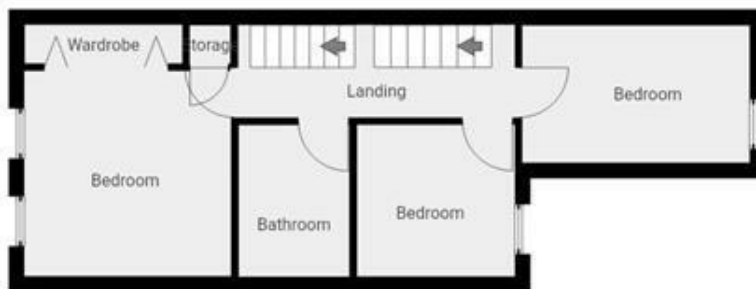
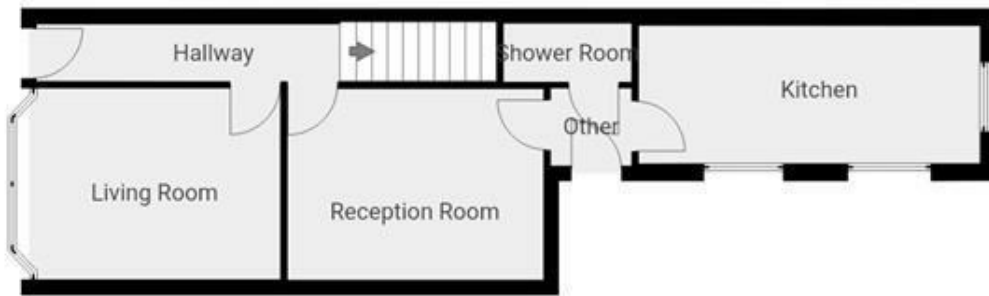
BATHROOM 6 x 8'05

W.C 3'1" x 7'4"

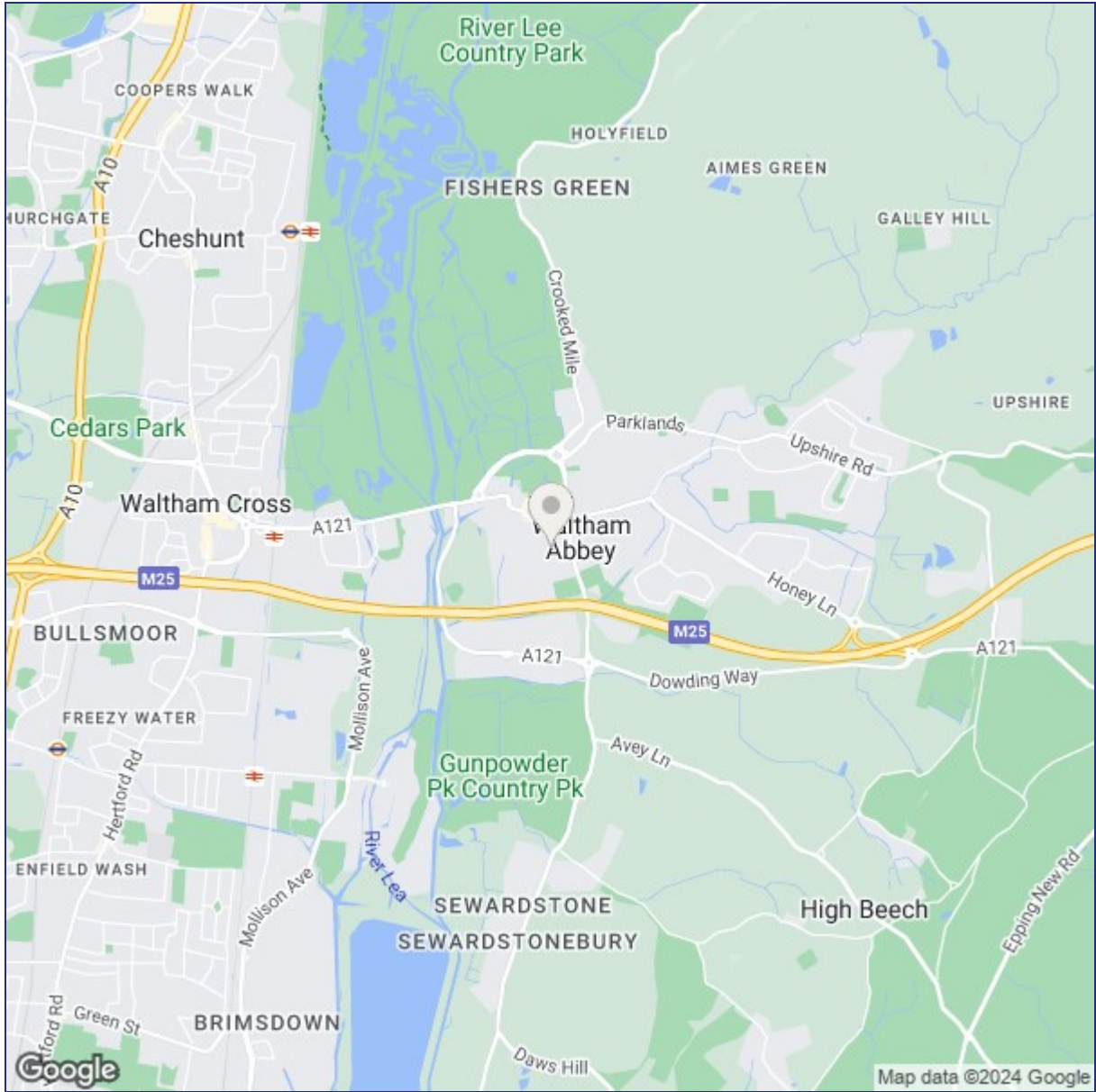
DISCLAIMER

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 endeavour 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.





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



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.

