

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Bramley Shaw, EN9 3NL



Offers In Excess Of £415,000 Freehold



CHAIN FREE! Kings Of Waltham Abbey present this end-of-terrace home. This property features three bedrooms, ideal for a family, a driveway with space for 2 to 3 cars, a comfortable reception area, and a spacious kitchen diner downstairs. Upstairs, you'll find three generously sized double bedrooms and a modern family bathroom. The property also offers a decently sized rear garden with potential for expansion, subject to planning permission. Constructed with brick and tile, features mains water, electric and gas heating.

Located on the outskirts of Waltham Abbey in the peaceful Village of Upshire, it's within 3 miles of 10 Primary and Secondary Schools. With easy access to the M25/A10, Epping, Loughton, Chingford, and North London, it's conveniently situated for commuters.

Call our local Kings Group Sun Street office now to schedule a viewing on 01992 652 006!

FREEHOLD
Council Tax Band D
EPC Rating D
Floor Area 871 ft²/ 81 m²
Flood Risk - Very low

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

Broadband (estimated speeds)
Standard 11 mbps
Superfast 70 mbps
Ultrafast 1000 mbps

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

ENTRANCE HALL

LIVING ROOM 13'10" x 10'00"

KITCHEN DINER 16'08" x 9'05"

LANDING

BEDROOM 13'06" x 12'01"

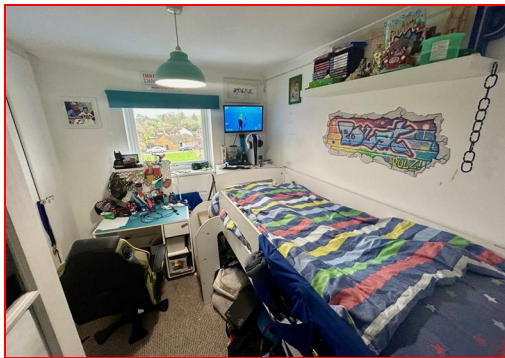
BEDROOM 12'03" x 8'10"

BEDROOM 9'00" x 7'08"

FAMILY BATHROOM

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.

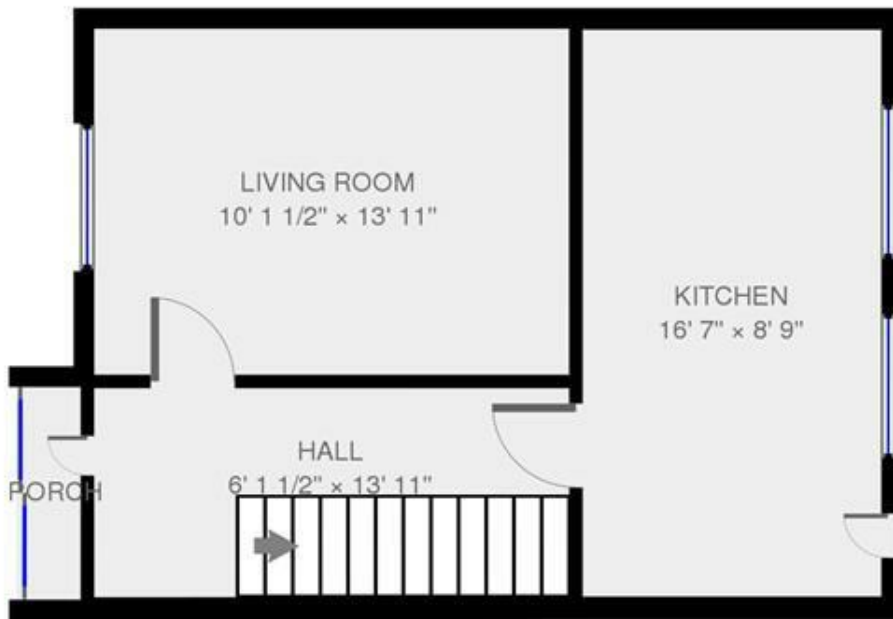


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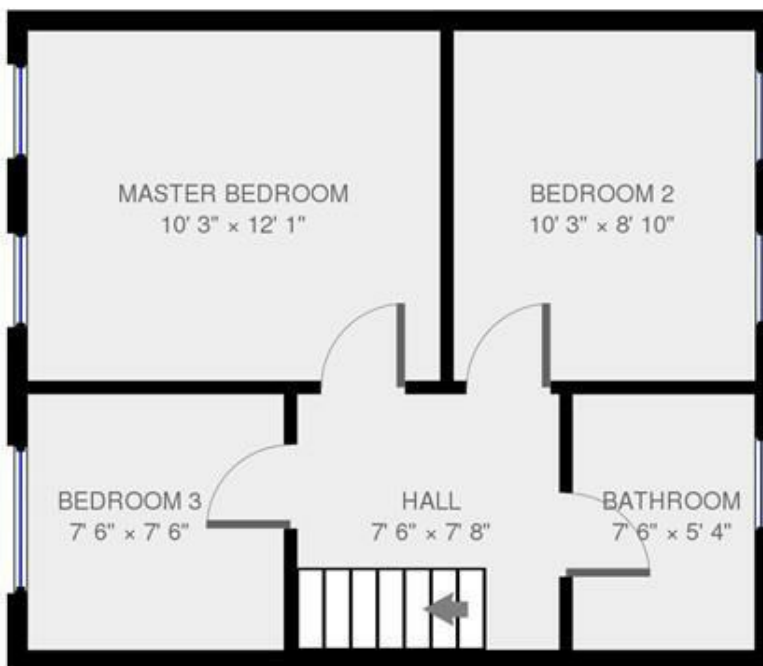
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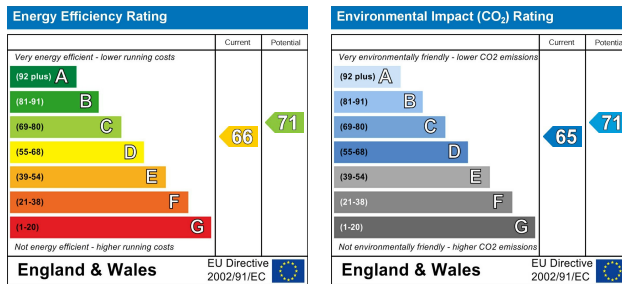
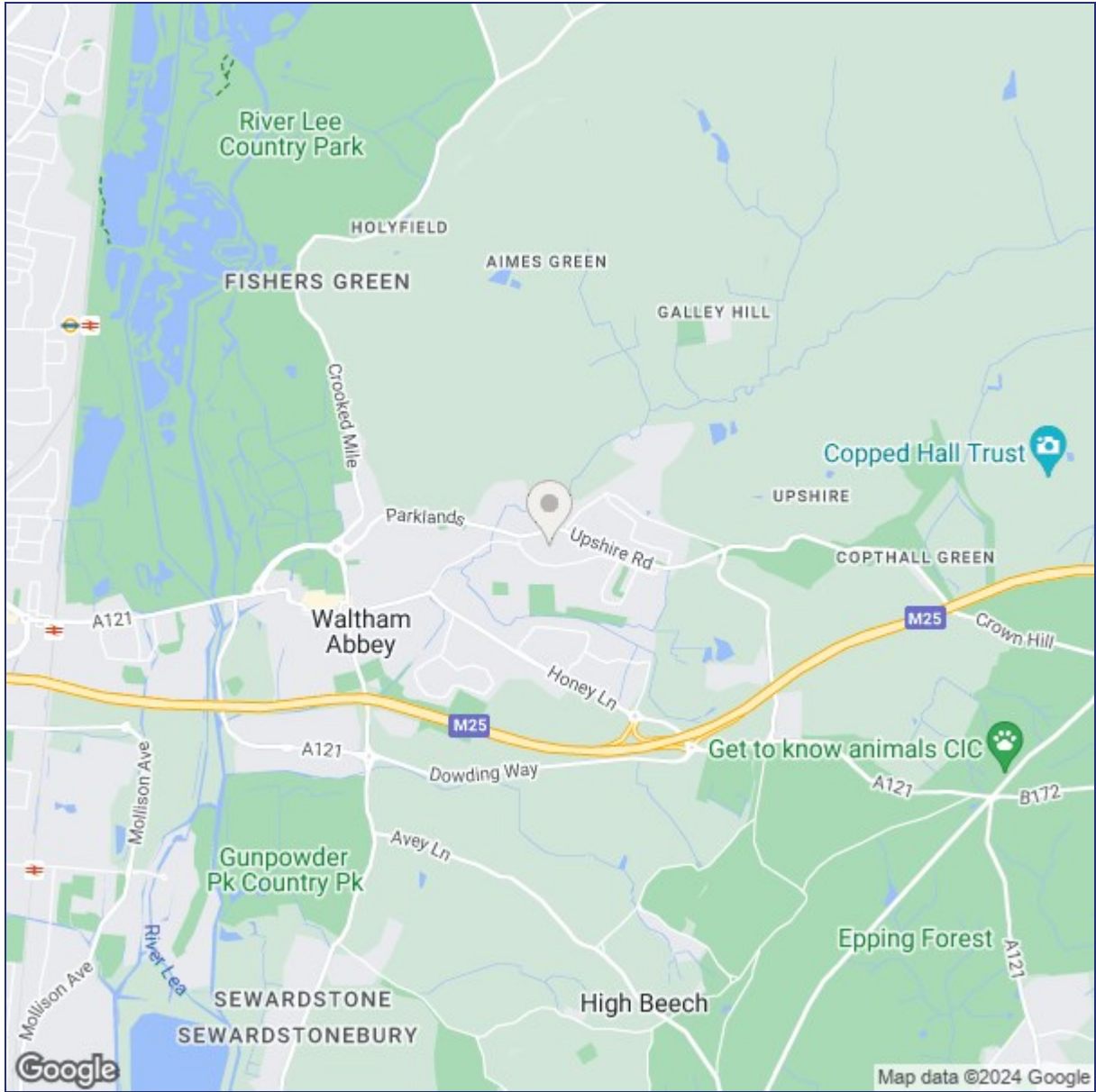
Ground Floor



1st Floor



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

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