8A Sun Street Waltham Abbey Essex EN9 1EE

T: 01992 652006 www.kings-group.net



## **Bramley Shaw, EN9 3NL**

















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**

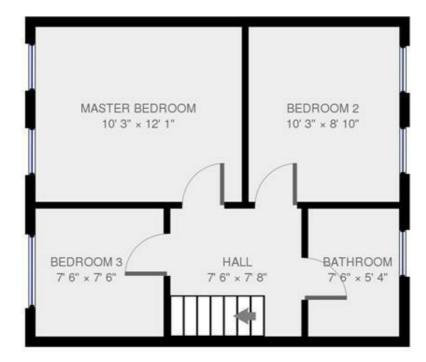
## DISCLATMER

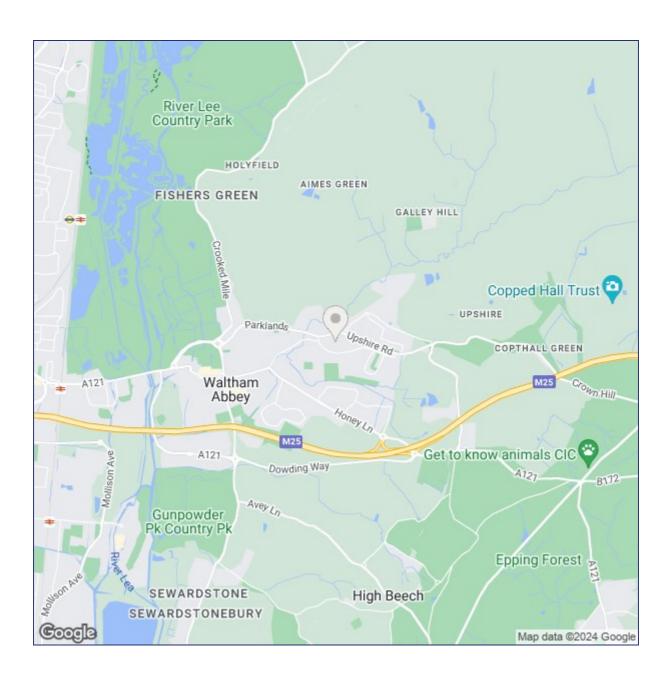
- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- agreeing the sale.

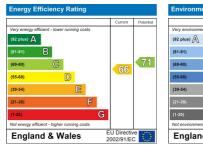
  2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
- contact 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
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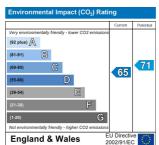


## 1st Floor









("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 buver is advised to obtain verification from their Solicitor or Survevor.







