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Essex
EN9 1EE

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Winters Way, EN9 3HF



Offers In Excess Of £385,000 Freehold



Kings Group of Waltham Abbey is offering this 5 BEDROOM TOWNHOUSE for sale. The ground floor features an entrance porch & hallway, dining room, kitchen with white base & eye level units, roll top work surfaces, tiled splash backs, and a downstairs w.c. On the first floor, there's a living room, a double bedroom, and a storage cupboard that could potentially be converted into an en-suite. The second floor consists of a double bedroom, two single bedrooms, and a partially tiled family bathroom. At the rear is a partially laid to lawn and patio garden with a storage shed and rear access, additionally there is a laid to lawn front garden with shrubs and paved pathway. Constructed with brick and tile, features mains water, electric and gas heating.

This property is ideally located on a peaceful cul-de-sac and is on the outskirts of the historic town of Waltham Abbey. Within easy reach of Waltham Abbey town centre and an assortment of highly regarded local schools, this property is a wonderful family home. Also conveniently positioned to benefit from a wide of range of transport links (A10, M25) and a range of local towns to include - Epping, Loughton, Nazeing, Chingford and Broxbourne.

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

FREEHOLD
Council Tax Band D
EPC Rating to be confirmed.

Flood Risk
Rivers & Seas Very Low
Surface Water Very Low

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

Broadband (estimated speeds)
Standard 8 mbps
Superfast 58 mbps
Ultrafast 1000 mbps

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

PORCH

ENTRANCE HALL 11'7" x 6'2"

RECEPTION 14'10" x 10'7"

KITCHEN 11'7" x 6'2"

DOWNSTARS W.C

1ST FLOOR LANDING

LIVING ROOM 14'11" x 10'5"

BEDROOM 14'10" x 9'9"

STORAGE CUPBOARD

Potential to convert into en-suite.

2ND FLOOR LANDING

BEDROOM 14'10" x 7'11"

BEDROOM 10'6" x 8'5"

BEDROOM 10'5" x 6'4"

BATHROOM

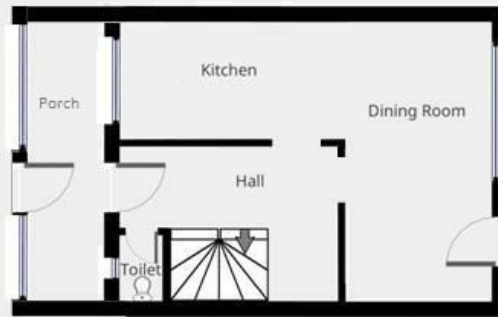
DISCLAIMER

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.

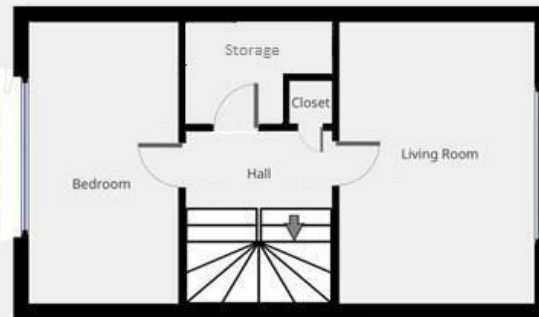
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,



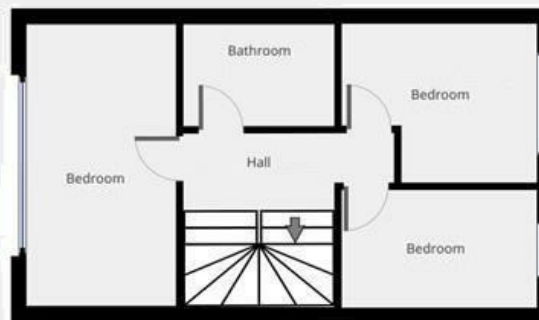
Ground Floor



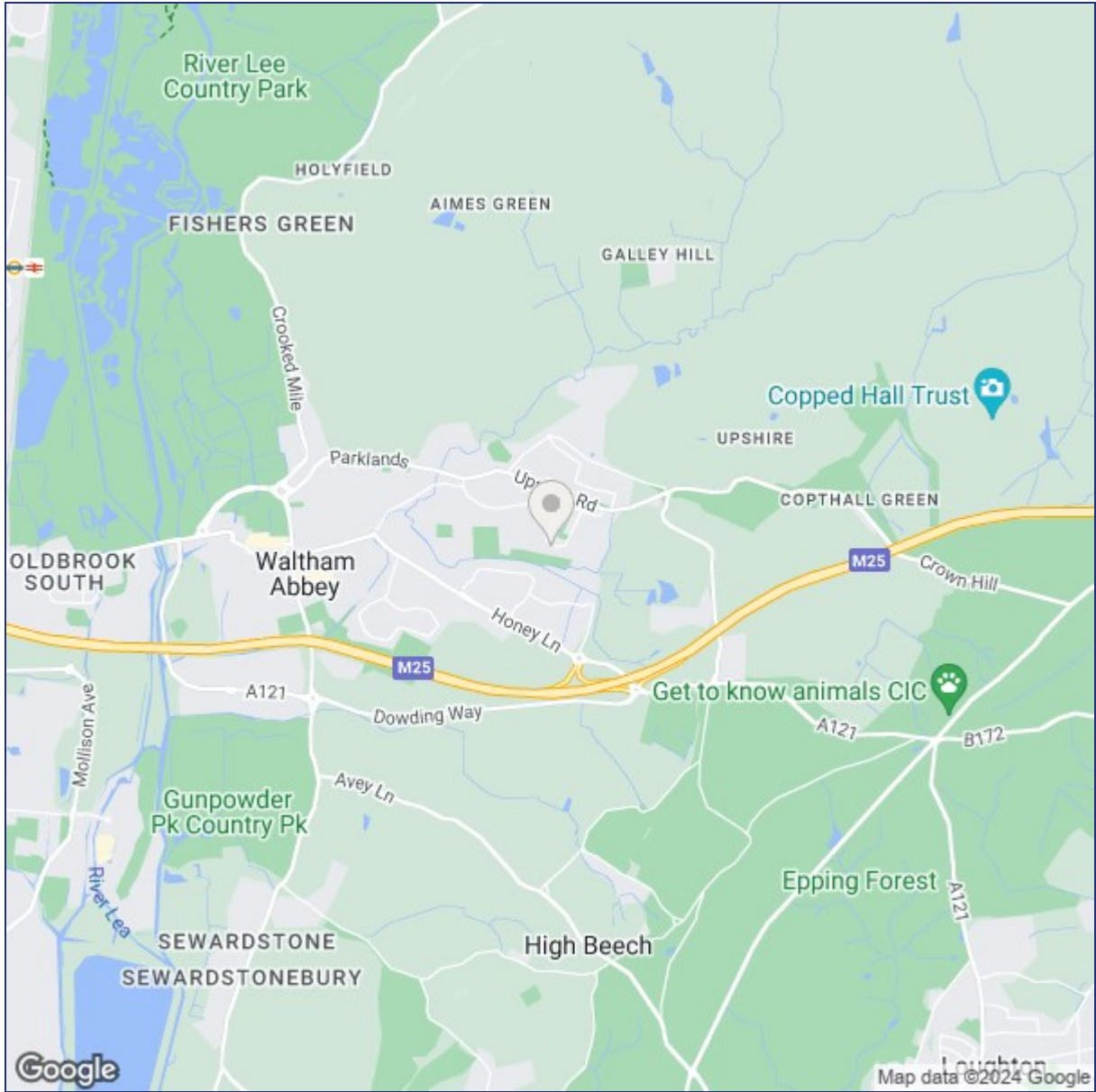
1st Floor



2nd Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

