

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Stanway Road, EN9 3HU



Asking Price £390,000 Freehold



Kings Group are pleased to offer for sale this presentable three bedroom home in Waltham Abbey close to amenities/shops. The ground floor comprises of a good sized lounge, part tiled and wooden unit kitchen with dining area looking out to garden through double doors. New double glazed windows and a new boiler have been installed within the last 3 years. To the first floor you have three good sized bedrooms, two doubles to the rear overlooking picturesque fields, third bedroom to the front and a three piece part tiled family bathroom. In the loft is a combi-boiler for extra kitchen storage and has been boarded for convenience.

At the rear of the property lies a part paved and laid to lawn garden with decking area.

To the front of the property, you have a paved and shingle front garden with an allocated parking bay just in front of the property along with ample communal parking.

The property comprises of brick and tile construction and has mains gas, electric and water.

Call Kings Group now to avoid disappointment and get your viewings booked in - 01992 652 006

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

Broadband (estimated speeds)
Standard 3 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALLWAY

LOUNGE 13'10 x 12

KITCHEN 19 x 7

BEDROOM ONE 12'05 x 10'10

BEDROOM TWO 10'1 x 12'02

BATHROOM 5'1 x 8'05

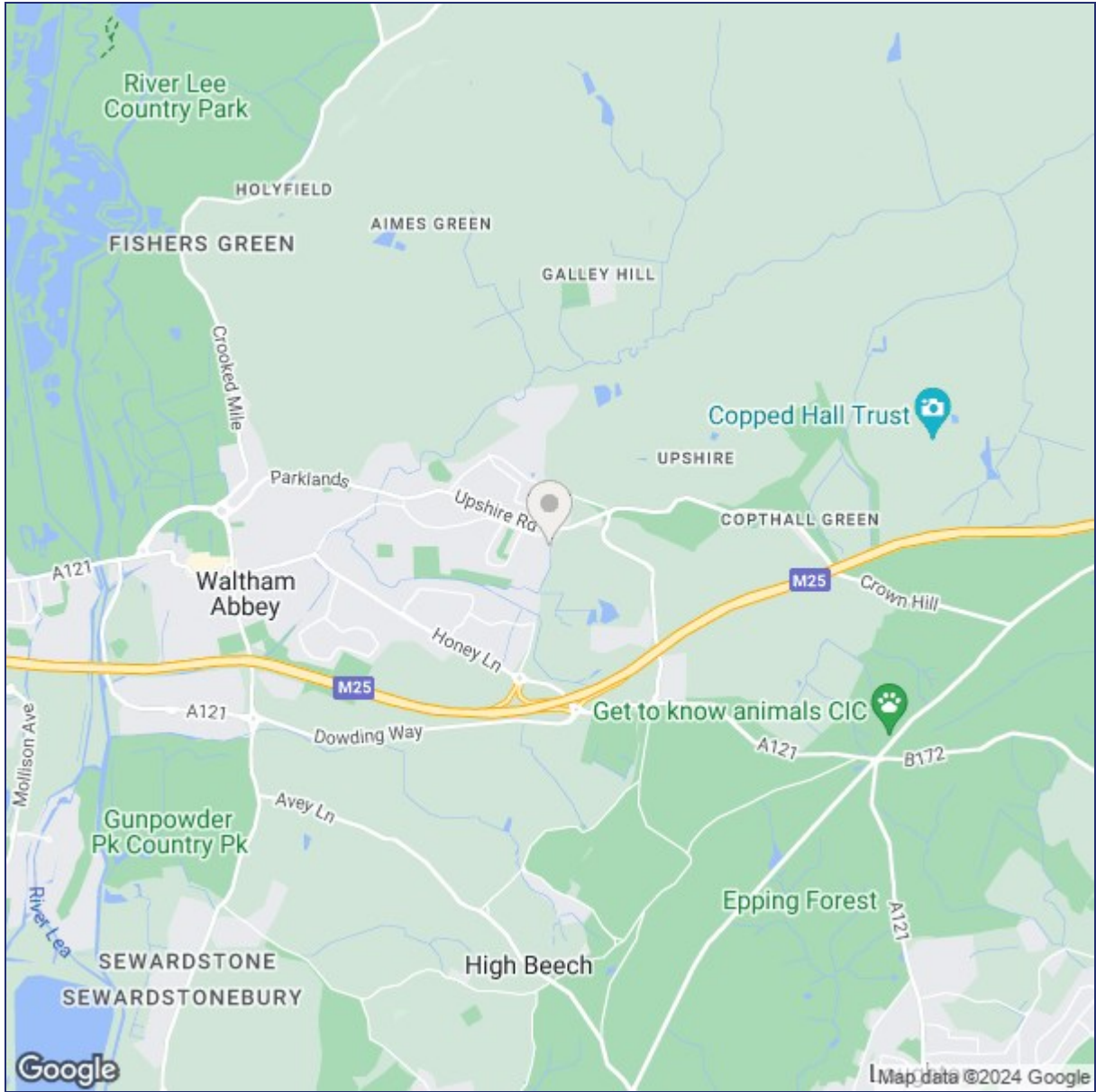
BEDROOM THREE 7'05 x 9'1

LANDING

GARDEN







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

("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.

