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Waltham Abbey  
Essex  
EN9 1EE

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## Paradise Road, EN9 1RL



**Offers In Excess Of £400,000 Freehold**



Kings Group is presenting this 2-bedroom period property for sale. Upon entry, you'll find a hallway leading to a spacious living and dining area, both featuring fireplaces. The kitchen boasts base and eye-level units with roll-top surfaces and tiled backsplashes, along with a convenient pantry cupboard. Upstairs, there are two double bedrooms and a family bathroom. Out back, there's a partially paved and laid to lawn garden with a storage shed. The property, constructed with brick and tile, is equipped with mains water, electricity, and gas heating.

Nestled on a peaceful residential road in the heart of Waltham Abbey, just a minutes walk to the historic market town square and all the amenities its pedestrianised high street has to offer. Also just a 15 min walk or 5 min drive to Waltham Cross British Rail station and 10 mins to J26 of the M25, you are perfectly placed for commuting. Also falling into the catchment area for some great local schools.

Call our Waltham Abbey office on 01992 652 006 to arrange your viewing and avoid disappointment!

Council Tax Band C  
EPC Rating TBC

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

Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

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

**ENTRANCE HALL**

**LIVING ROOM 11'11 x 11'8**

**DINING ROOM 11'10 x 9'7**

**KITCHEN 10'4 x 7'7**

**PANTRY**

**LANDING**

**BEDROOM 12'2 x 12'**

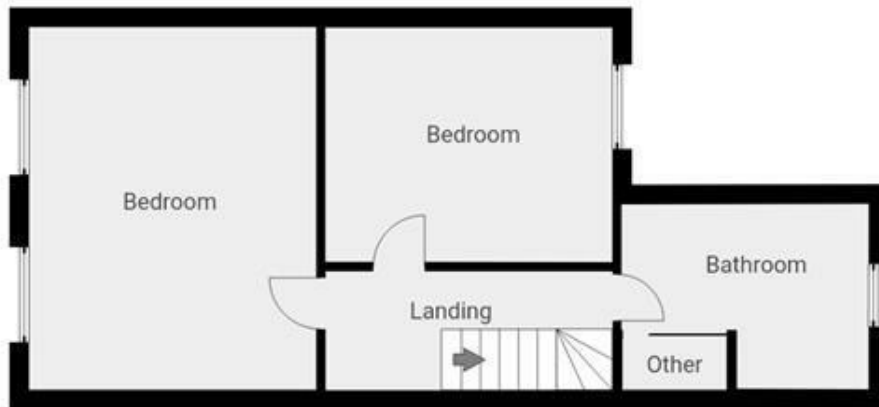
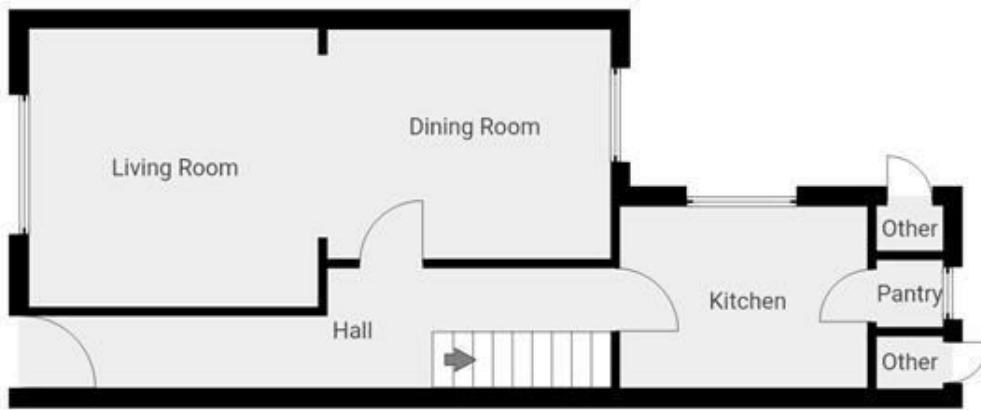
**BEDROOM 11'11 x 9'8**

**BATHROOM 10'4 x 7'9**

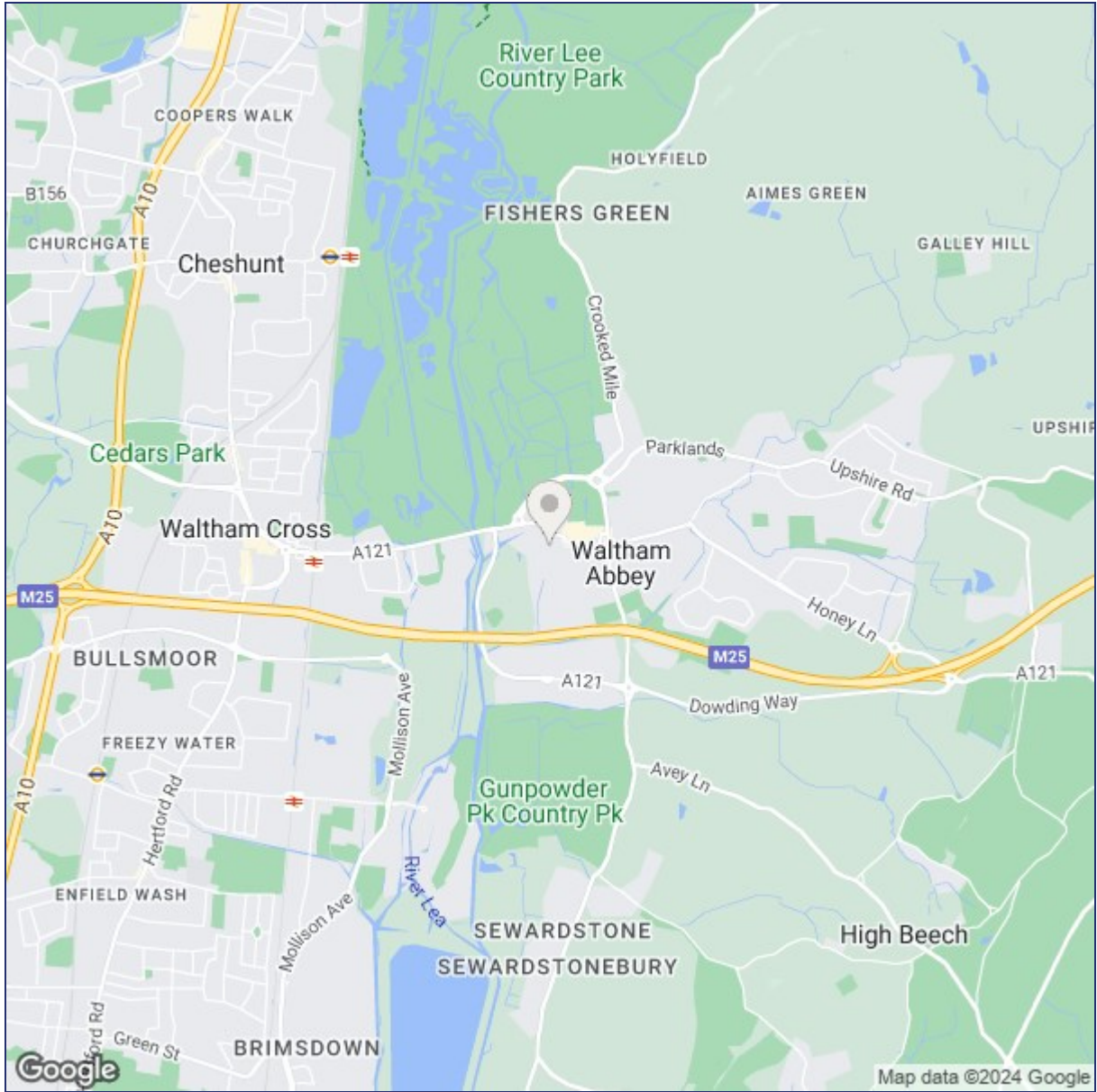
**DISCLAIMER**

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.
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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.

