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Caneland Court, EN9 3DR



Asking Price £425,000 Freehold



Kings Group offers this 4 bedroom townhouse for sale. Spread across three floors, the ground level includes an entrance porch/utility area and storage space. An extension at the back adds a spacious 35'02 x 14'11 reception room with storage, a kitchen with base & eye level units, work surfaces, and tiled backsplash, along with a downstairs w.c. On the first floor, there are two double bedrooms, one with an en-suite, and a large storage cupboard. The second floor features two more double bedrooms, a family bathroom with a skylight, and additional storage. The rear of the property boasts a partially decked garden with a storage shed and rear access, while the front has a low-maintenance garden. Ample communal parking is available. The property, constructed with brick and tile, is equipped with mains water, electricity, and gas heating.

Situated in a peaceful part of Waltham Abbey, you are well located, being just a 5 min drive to the pedestrianised town centre and all the amenities it has to offer, it is also a few minutes walk to the new leisure center. Being just a 5 min drive to the M25 and 10 Mins to Waltham Cross British Rail station, the property is perfectly placed for those of you that commute.

FREEHOLD
Council Tax Band D
EPC rating TBC

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

Broadband (estimated speeds)
Standard 5 mbps
Superfast 49 mbps
Ultrafast 1000 mbps

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

ENTRANCE PORCE

RECEPTION

KITCHEN

DOWNSTAIRS W.C

1ST FLOOR LANDING

BEDROOM

BEDROOM

2ND FLOOR LANDING

BEDROOM

EN-SUITE

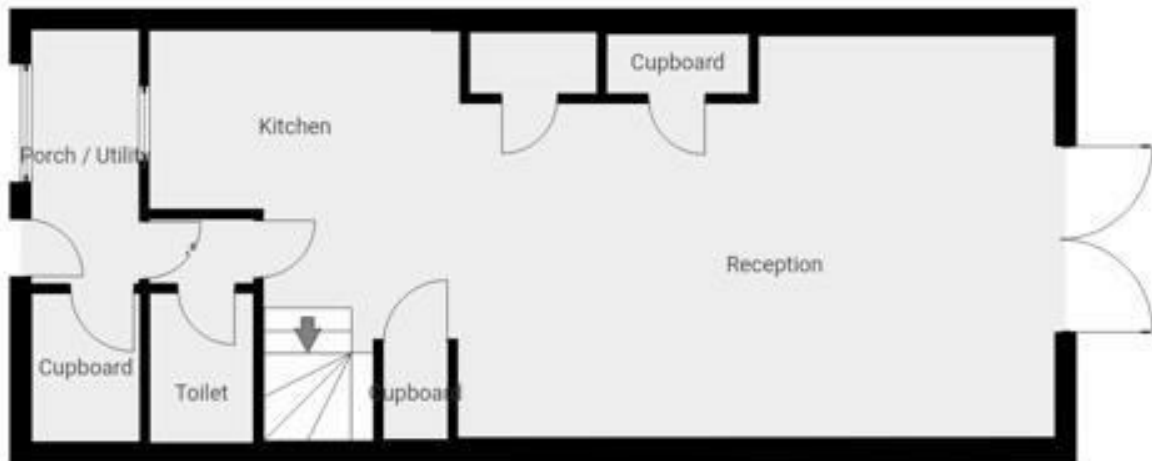
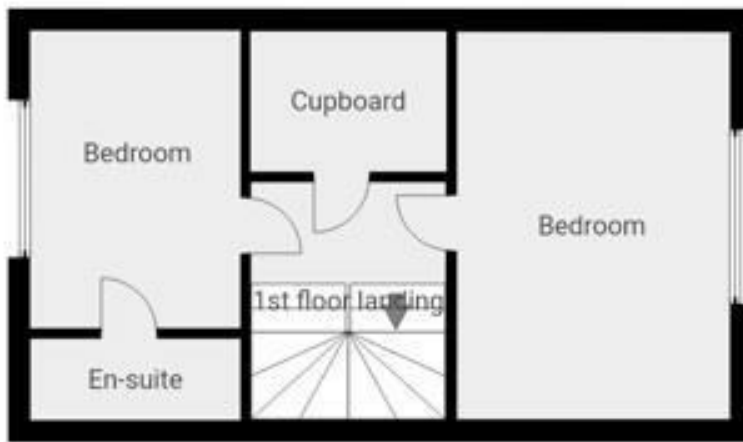
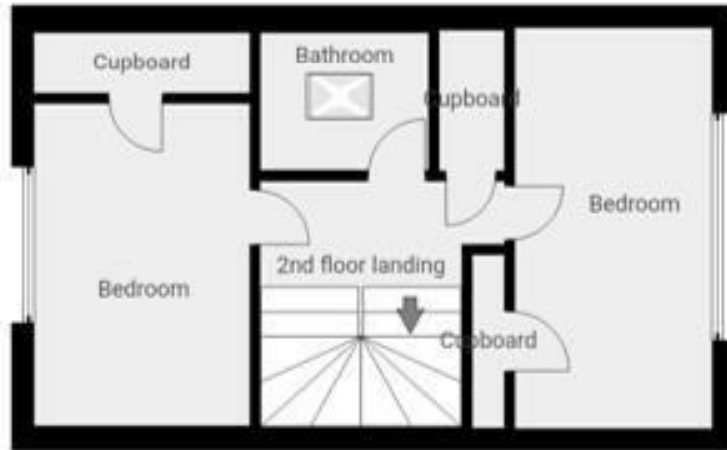
BEDROOM

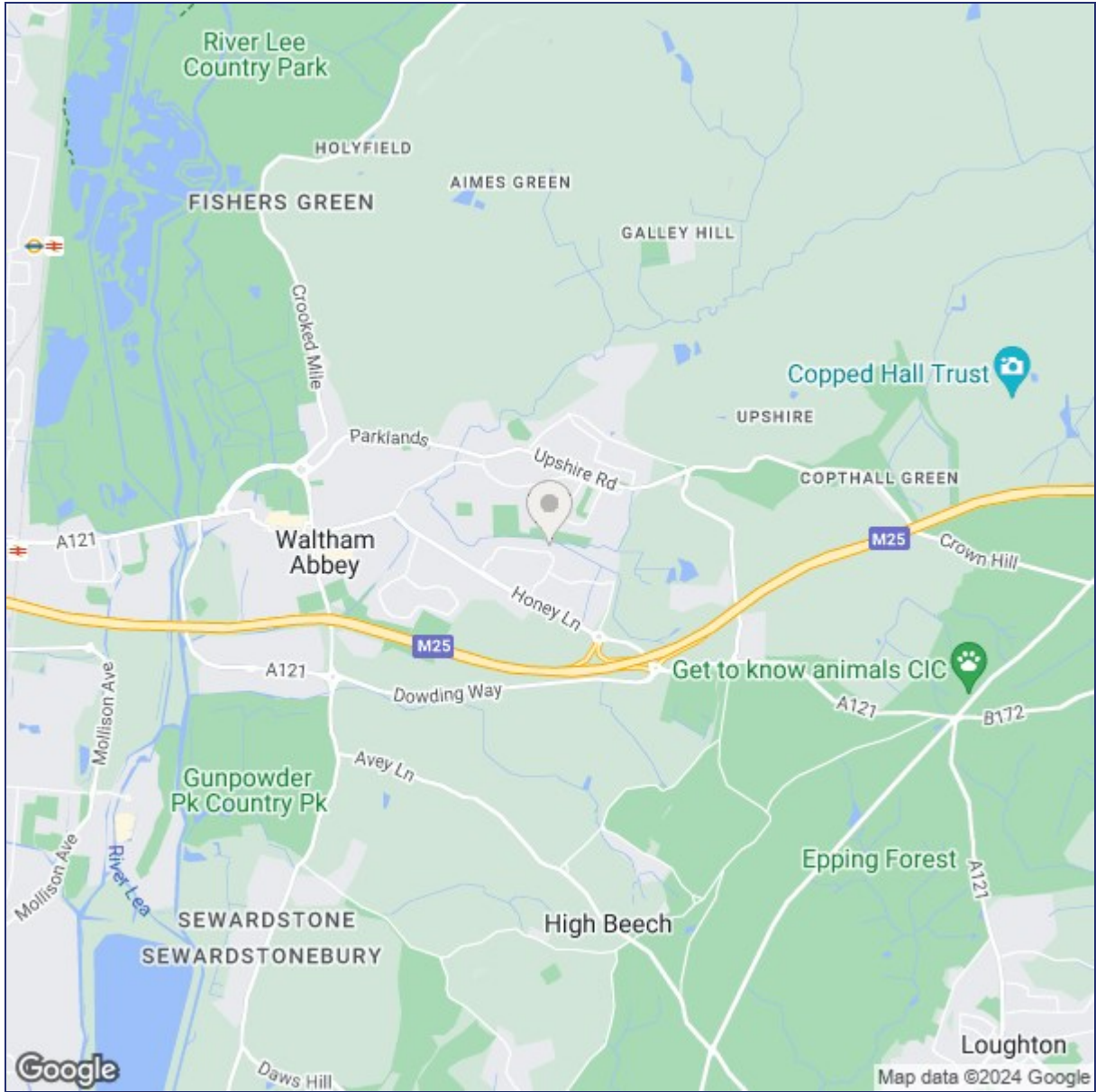
FAMILY BATHROOM

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 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.







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		England & Wales	
EU Directive 2002/91/EC		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.

