

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

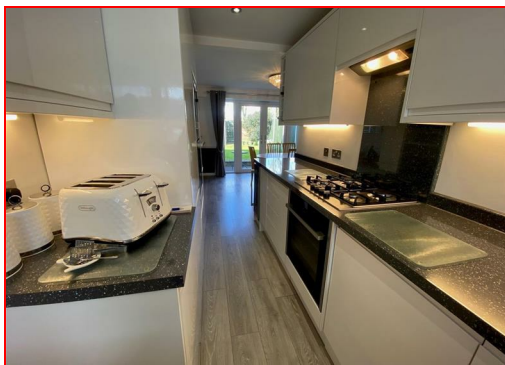
T: 01992 652006  
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**Abbotts Drive, EN9 3HH**



**Asking Price £425,000 Freehold**



Kings Group Waltham Abbey present this 4 BEDROOM TOWNHOUSE to the market. The ground floor consists of an entrance hallway, a kitchen diner with base & eye level units, roll top work surfaces & tiled splash backs, and a downstairs w.c. On the first floor is a bright & airy living room, a double bedroom and an office. The 2nd floor comprises of 3 double bedrooms, a fully tiled family bathroom with white three piece suite and a storage cupboard. At the rear of the property is a partially paved & laid to lawn garden with storage shed & rear access. To the front of the property is off street parking and a garage. The property, constructed with brick and tile, is equipped with mains water, electricity, and gas heating.

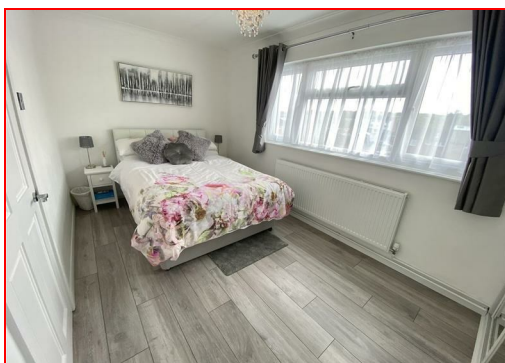
Situated in a peaceful part of Waltham Abbey, you are well located, being just a 5 min drive to the pedestrianised town centre and all the amenities it has to offer, it is also a few minutes walk to the new leisure center. Being just a 5 min drive to the M25 and 10 mins to Waltham Cross British Rail 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 4 mbps  
Superfast 50 mbps  
Ultrafast 1000 mbps



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

#### **ENTRANCE HALL**

**KITCHEN 11'09" x 6'03"**

**DINING ROOM 14'10" x 10'00"**

**DOWNSTAIRS W.C**

**1ST FLOOR LANDING**

**LIVING ROOM 14'11" x 10'05"**

**BEDROOM 12'07" x 7'11"**

**OFFICE 5'10" x 5'05"**

**2ND FLOOR LANDING**

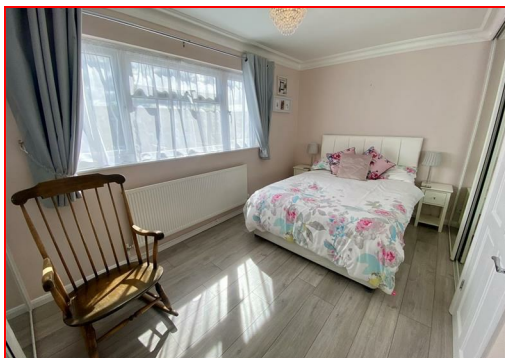
**BEDROOM 12'07" x 7'11"**

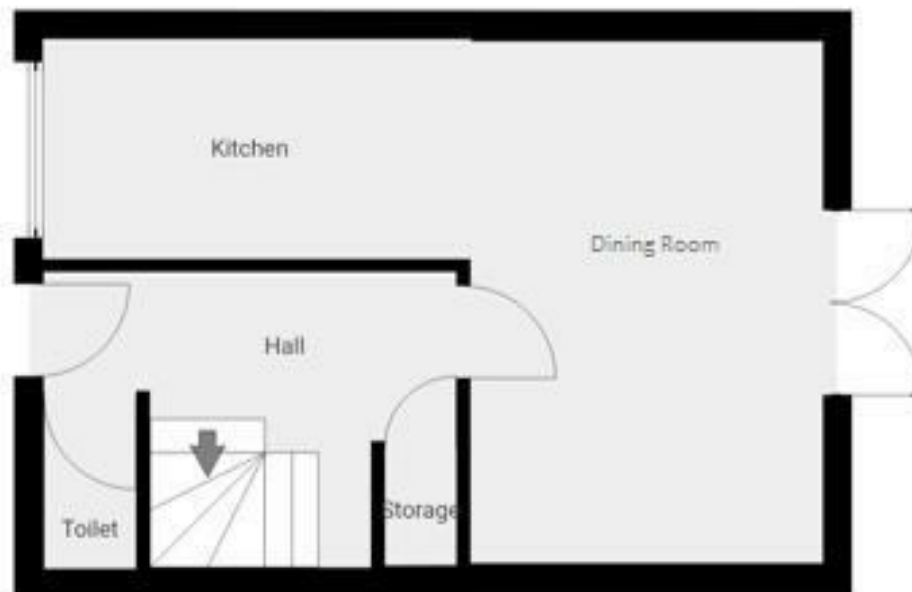
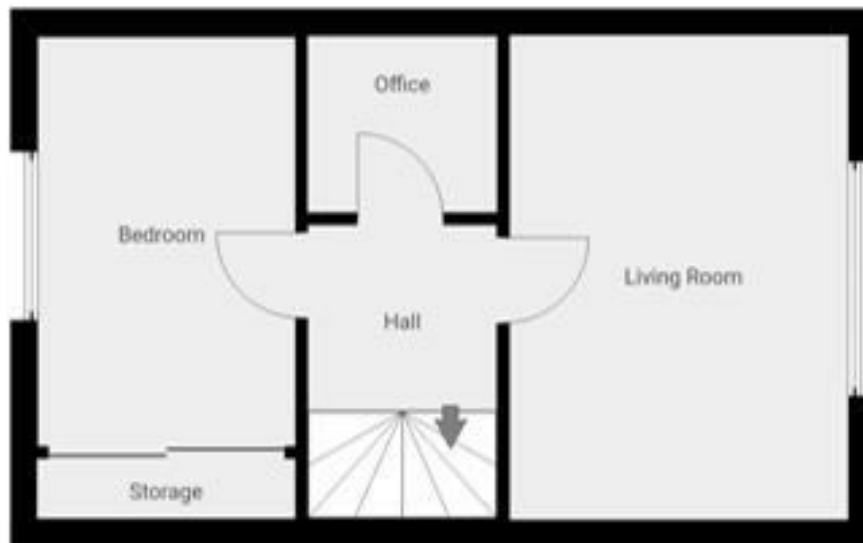
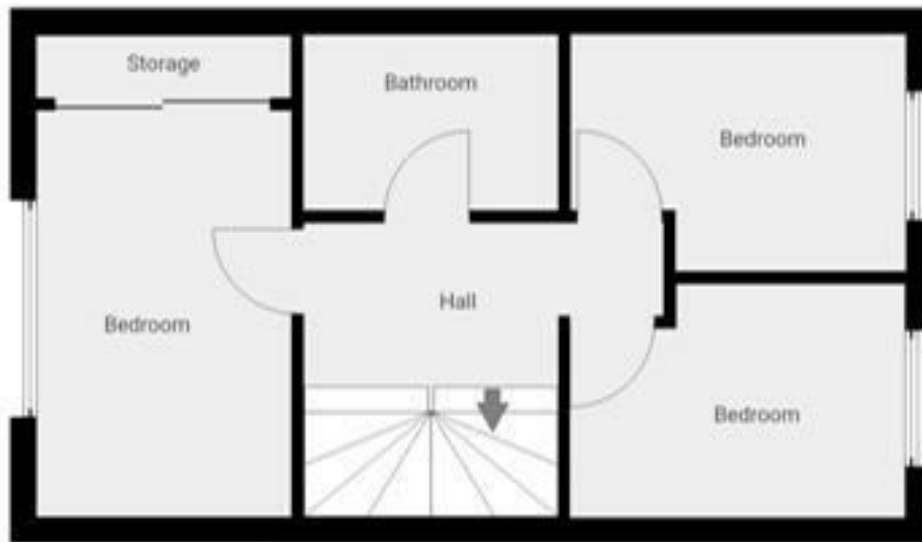
**BEDROOM 10'05" x 7'04"**

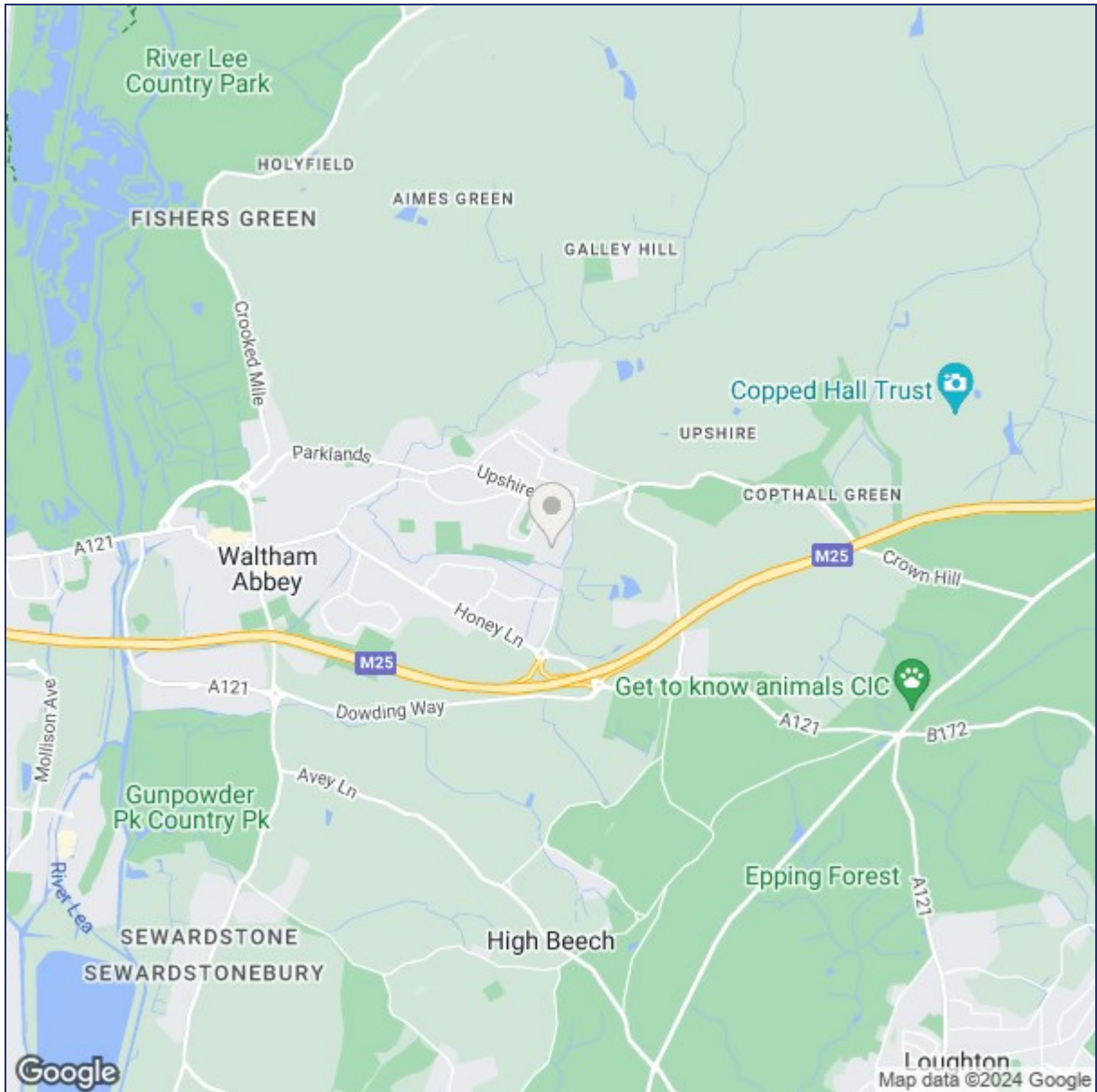
**BEDROOM 10'05" x 7'03"**

**BATHROOM 7'11" x 5'05"**

**GARAGE**







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

("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.

