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Broomstick Hall Road, EN9 1LT



Asking Price £320,000 Freehold



CHARACTER GRADE 2 LISTED COTTAGE!!! Kings are pleased to offer for sale this charming 2 bedroom character home dating back to the 17th century. The property is accessed via a small bridge which leads to just 3 cottages. Upon entering you have the main reception with a feature fireplace, the kitchen breakfast room area boast fitted base and eye level units with fitted oven and hob with extractor. There is a further small lobby which leads to the shower room and outside drying area. To the first floor you have 2 bedrooms. There is a sizeable mature garden to the left of the property which is accessed from the front. The property is of wood construction and has mains gas central heating, electric and water.

FREEHOLD
Council Tax Band: B
EPC rating: E

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

Broadband (estimated speeds)
Standard 14 mbps
Superfast 76 mbps
Ultrafast 1000 mbps

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

LOUNGE 11'10 x 11'7

KITCHEN BREAKFAST ROOM 15'9 x 11'7 narr to 6'5

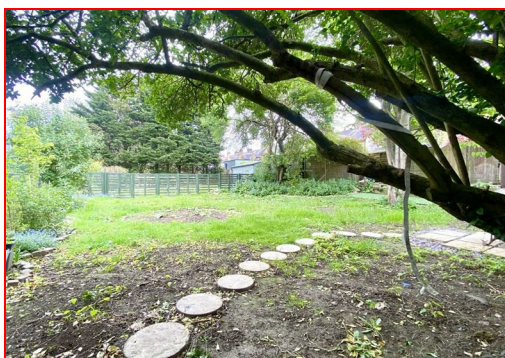
SHOWER ROOM

BEDROOM 13'4 x 9'10

BEDROOM 8'10 x 7'10

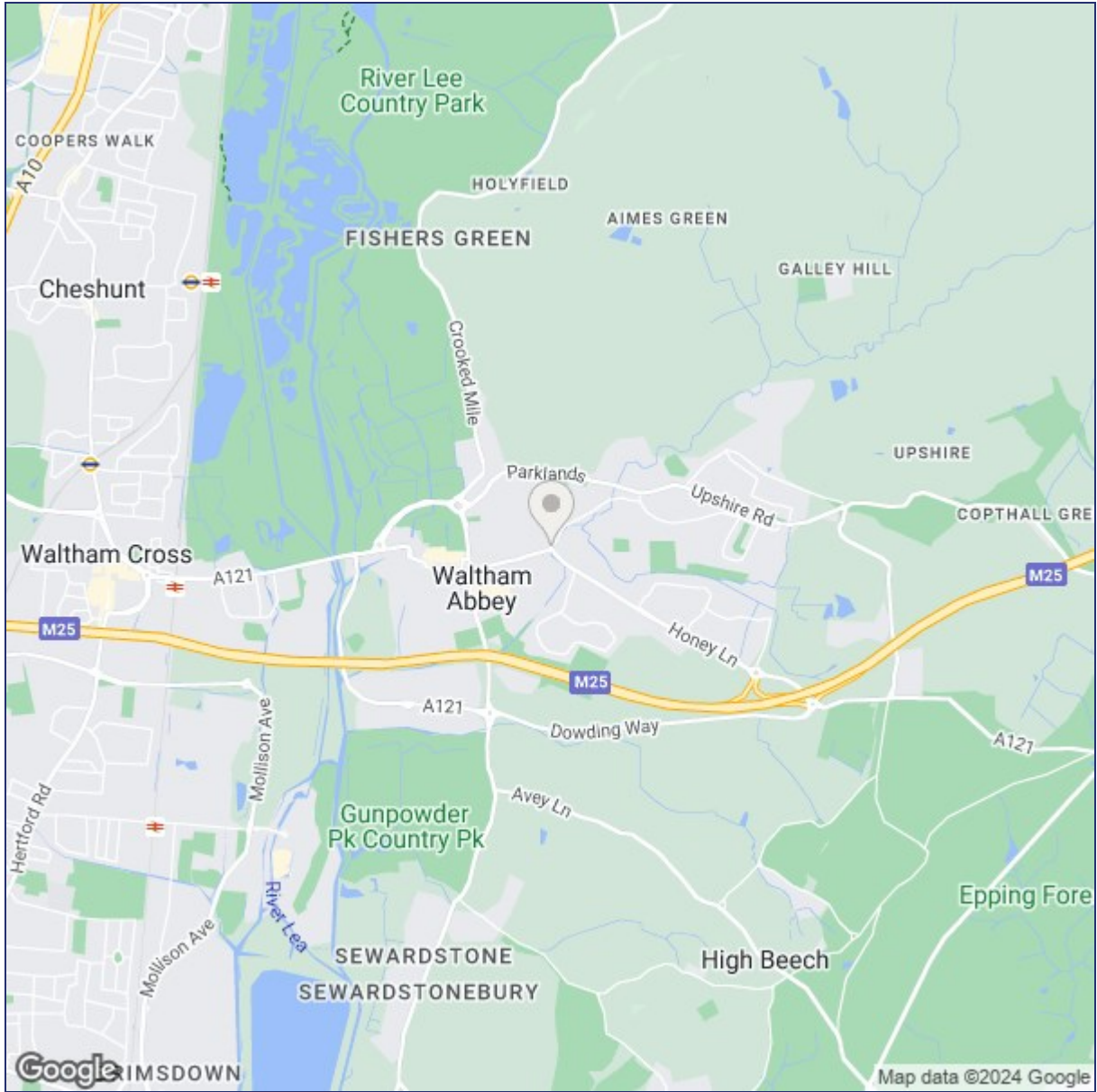
DISCLAIMER

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 WHATEVER IN RELATION TO THIS PROPERTY.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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	
				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.

