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Maple Springs, EN9 3LL



Asking Price £395,000 Freehold



Kings Group Waltham Abbey present this 2 bedroom terraced property to the market. The ground floor consisting of an entrance hallway, cosy living room and an extended kitchen/diner with white gloss base & eye level units, wood effect work surfaces with integrated appliances and range cooker. The property also boasts bifold doors leading out the the garden and a utility room. On the first floor are two double bedrooms, one with in-built storage, and a family bathroom. At the rear of the property is a partially paved, laid to lawn and decked garden. The property also has a paved front garden. Constructed with brick and tile, features mains water, electric and gas heating.

Situated equidistant between Waltham Abbey's historic market town centre and Upshire, you benefit from having local amenities just 5 mins from your doorstep. Also being just a 10 min drive to Waltham Cross British Rail station and J26 on the M25, you are perfectly located for commuting.

FREEHOLD
Council Tax Band C
EPC Rating E

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

Broadband (estimated speeds)
Standard 5 mbps
Superfast 101 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

ENTRANCE HALL

LIVING ROOM 16'8 x 13'11

KICTCHEN DINER 17' x 16'6

UTILITY 8'0 x 5'10

LANDING

BEDROOM 13'3 x 9'10

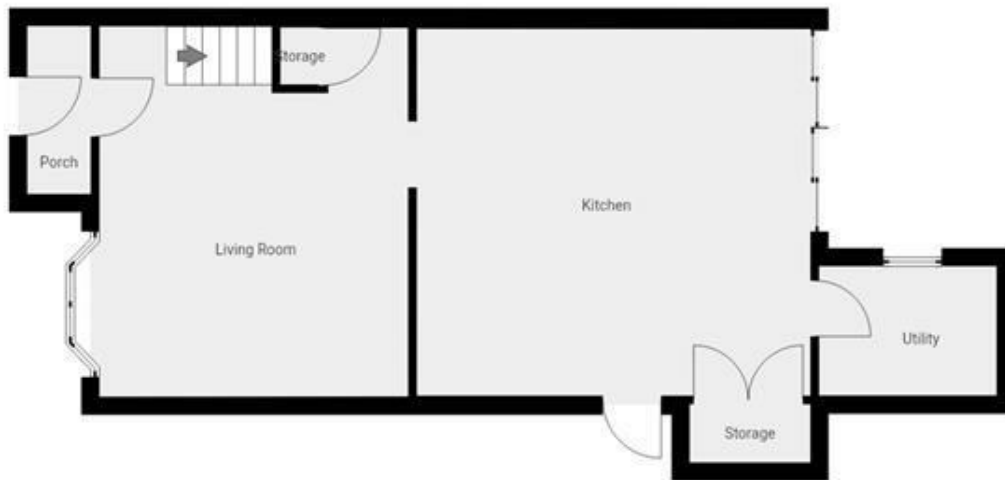
BEDROOM 12'9 x 8'3

BATHROOM 7'8 x 5'5

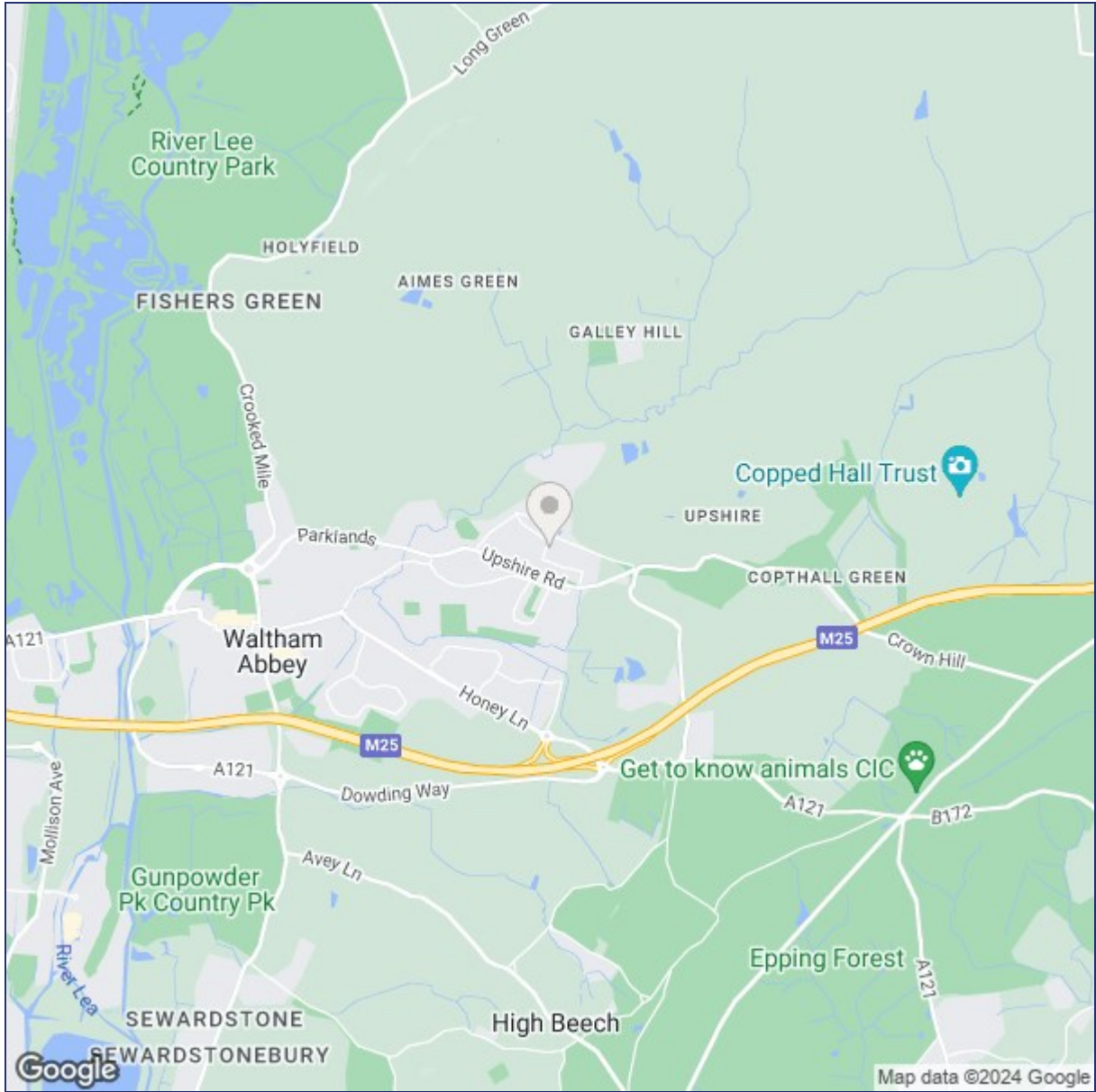
DISCLAIMER

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 ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>85</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>49</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

("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.

