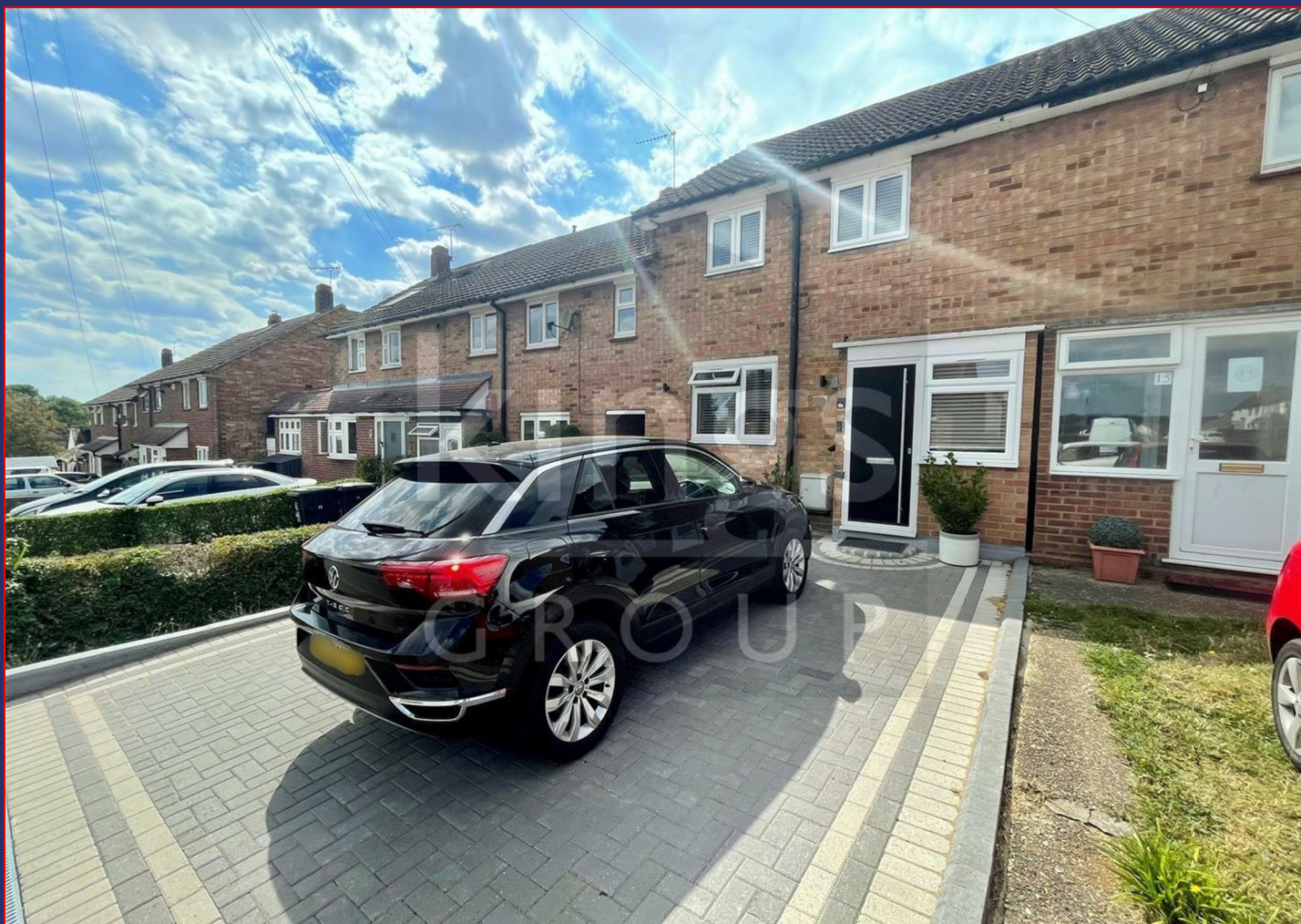


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Maple Springs, EN9 3LW



Asking Price £395,000 Freehold



Kings Group Waltham Abbey is pleased to offer this 2-bedroom terraced house to the market. The property features a 13'11" x 9'10" living room and a newly updated kitchen with quartz countertops, eye and base level units, tiled splashbacks, and Bosch appliances. There is also a dining area leading to a conservatory, which opens to a utility space and extra storage.

On the first floor, there are two double bedrooms, a family bathroom with a separate toilet, and storage cupboards. The back of the house has a garden with a lawn and patio area, while the front provides off-street parking for two cars.

Additional features include a composite wood front door and recently installed double-glazed windows. The house is constructed from brick and tile and includes mains water, electricity, and gas heating.

Situated 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.

Call Kings Group now to arrange your viewing and avoid disappointment!

FREEHOLD
Council Tax Band D
EPC Rating TBC

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

Broadband (estimated speeds)
Standard 5 mbps
Superfast 240 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

PORCH

LIVING ROOM 13'11 x 9'10

KITCHEN DINER 16'07 x 8'07

UTILITY

CONSERVATORY 11'01 x 6'09

STORAGE

LANDING

BEDROOM 13'05 x 9'11

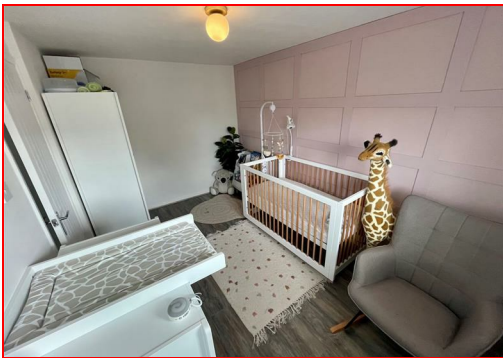
BEDROOM 12'08 x 8'05

BATHROOM 5'04 x 4'09

TOILET 5'04 x 2'09

DISCLAIMER

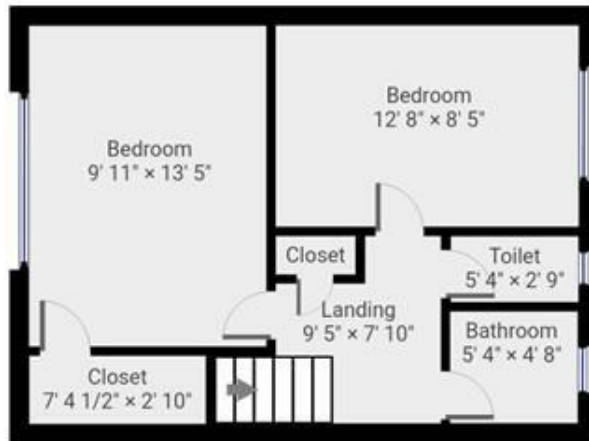
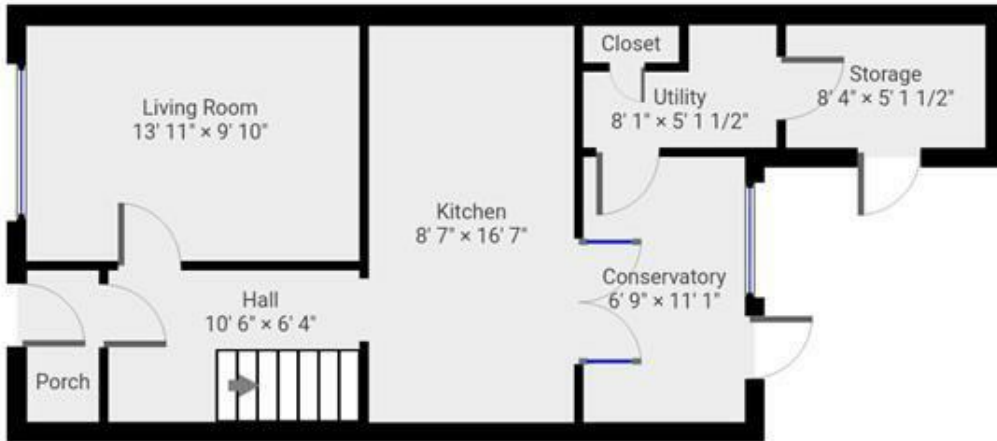
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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



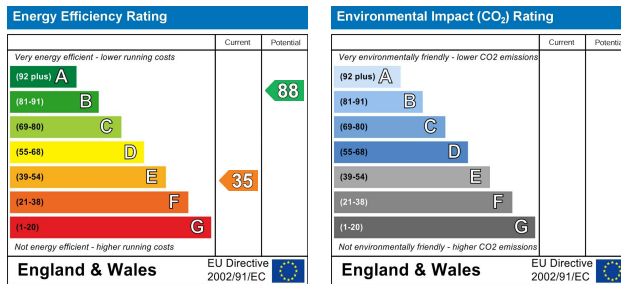
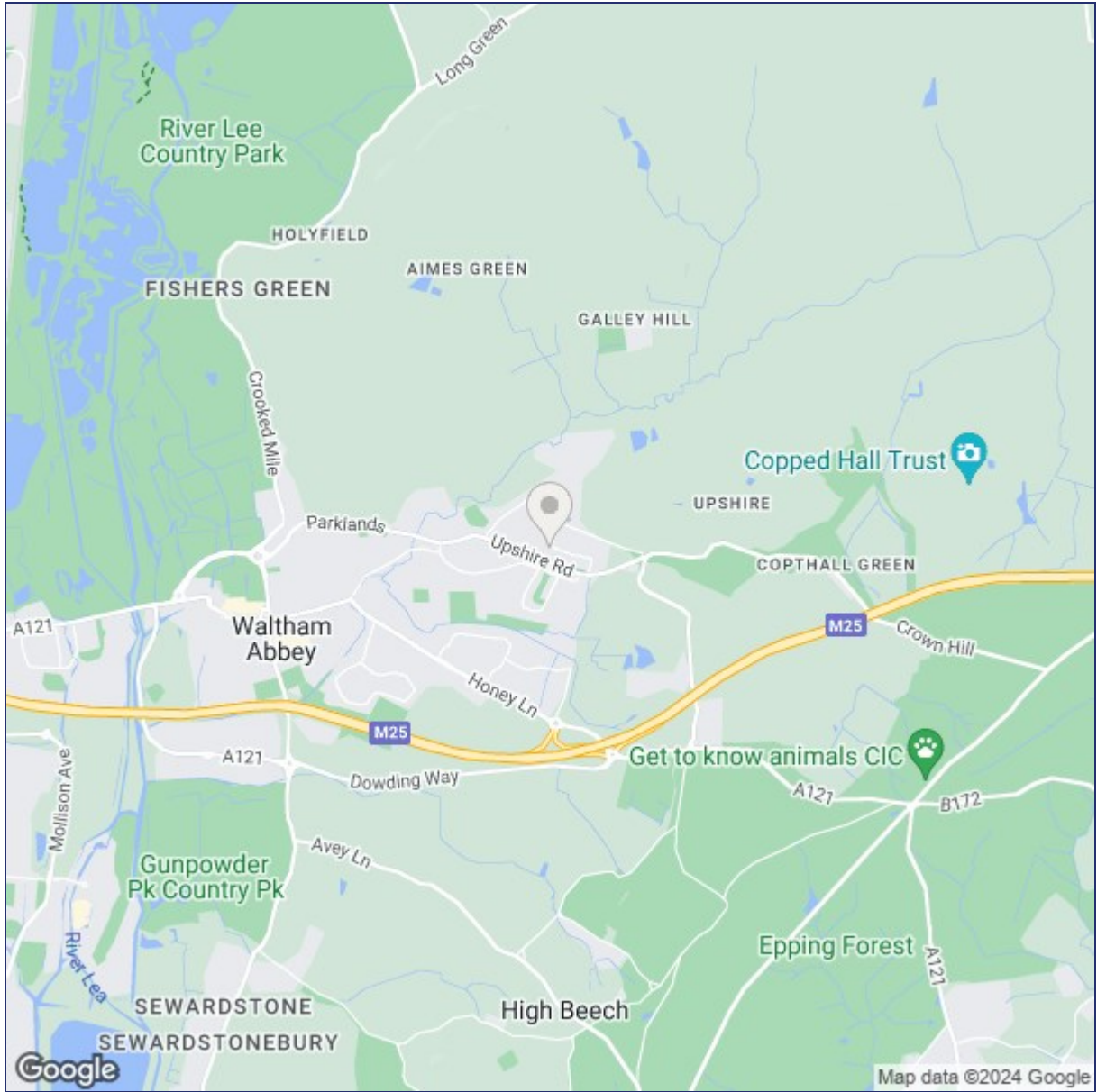
8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



("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.

