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EN9 1EE

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Halfhides, EN9 1LE



Guide Price £625,000 Freehold



Kings are pleased to offer for sale this extended 4 bedroom family home located within this sought after location. On the ground floor you have a good size through lounge which opens into a shaker style kitchen boasting a range cooker with extractor above, base and eye level woodstyle units with matching roll top. The lounge then leads into a large family conservatory with French doors to garden. To the ground floor you also have cloakroom/laundry room and a study/bedroom.

To the first floor you have 4 good size bedrooms with the main bedroom having an ensuite double shower room and a 3 piece family bathroom with vanity sink unit.

The attractive rear garden has a paved patio area with mainly laid to lawn with bordering plants and shrubs and garden shed. To the front you have extensive block paved off street parking.

The property is of brick and tile construction with mains electric and water with gas central heating Council Tax Band E and an EPC rating of D

Nestled near Waltham Abbey's historic market town center, this property enjoys superb transport links, including easy access to J26 of the M25 and Waltham Cross British Rail station. Families will appreciate its proximity to renowned local schools, making it a sought-after choice.

To avoid missing out call Kings Group now on 01992 652 006 and arrange your viewing!

Mobile (based on calls indoors)

O2 Good

EE Good

Three Good

Vodafone Good

Broadband (estimated speeds)

Standard 8 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT Yes

Sky Yes

Virgin No

HALL

LIVING ROOM 26'8" x 10'11"

KITCHEN 15'09" x 9'06"

STUDY 9'06" x 7'01"

DOWNSTAIRS WC

BEDROOM 16'04" x 7'01"

BEDROOM 12'01" x 11'03"

BEDROOM 11'04" x 11'03"

BEDROOM 7'09" x 6'06"

Disclaimer

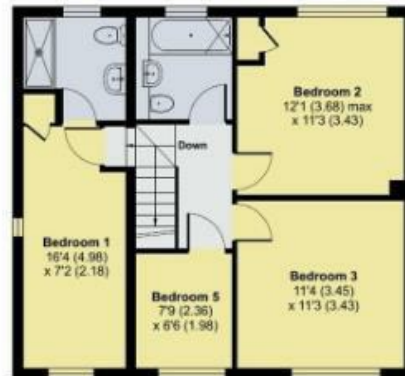
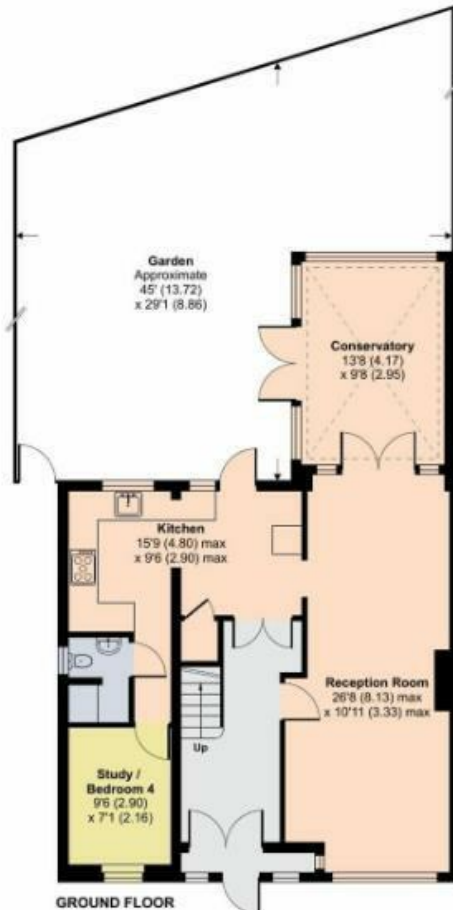
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2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we 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.



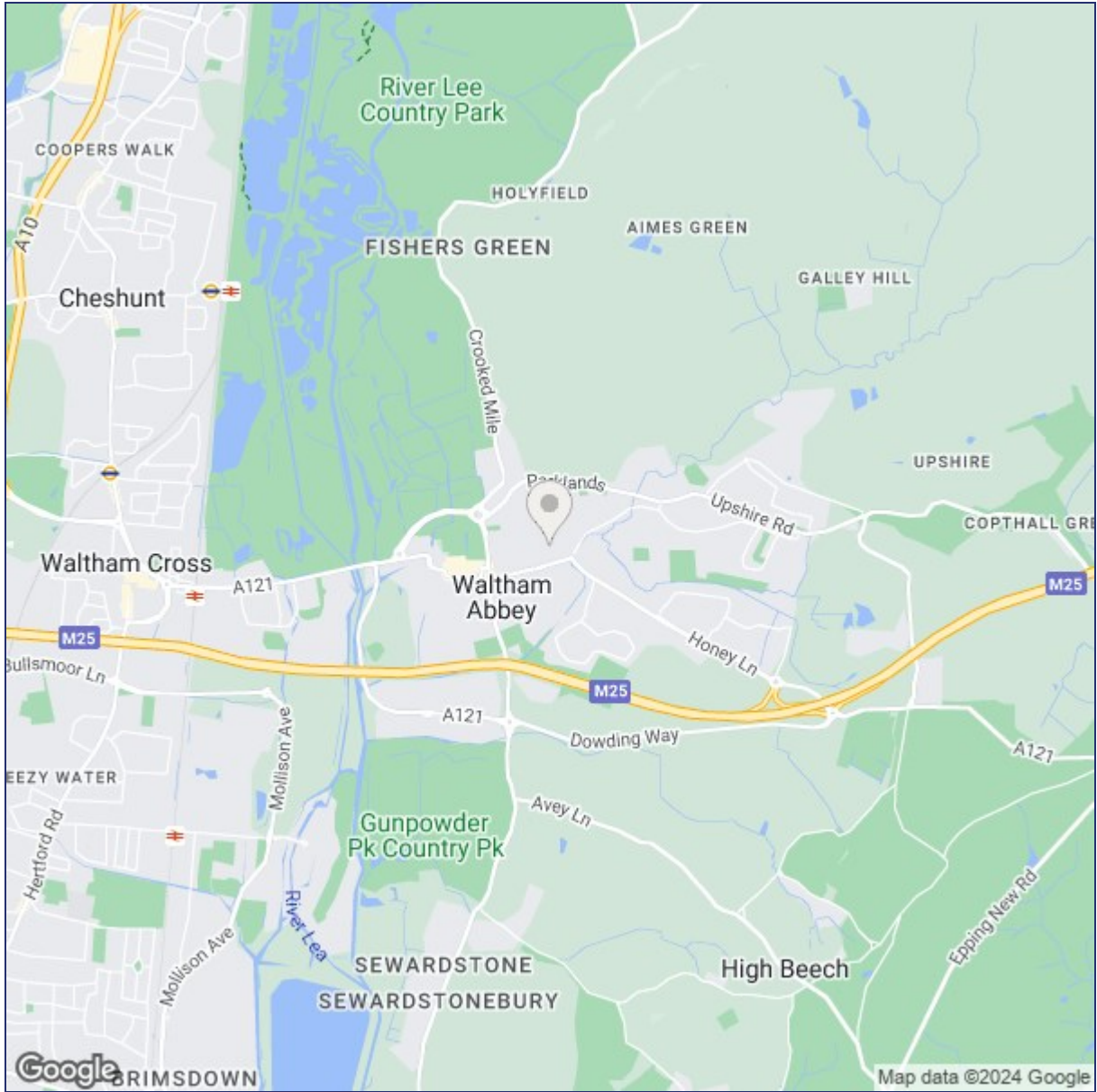
Halfhides, Waltham Abbey, EN9

Approximate Area = 1415 sq ft / 131.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Youngs Residential. REF: 1011320



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

(“These details are correct at time of going to press”).

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