

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Brookside, EN9 3JR



Guide Price £425,000 Freehold



Kings Group Waltham Abbey present this two-story 3 bedroom property. The ground floor features a hallway leading to a reception room with a separate dining and lounge area. The kitchen offers ample space and the potential for an open-plan layout.

The first floor comprises two double bedrooms with fitted wardrobes, a large single bedroom, and a modern wet room. The property also includes a conservatory, a front garden, a West-facing rear laid to lawn garden, and a detached garage.

This property enjoys an excellent location with easy access to Waltham Abbey town center, making it a highly sought-after investment opportunity. Moreover, its proximity to the M25 and A10 ensures convenient connectivity to nearby areas. Energy Rating D.

To avoid disappointment, call 01992 652 006 to book your viewing today!

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

LIVING ROOM 22'2 x 11'0

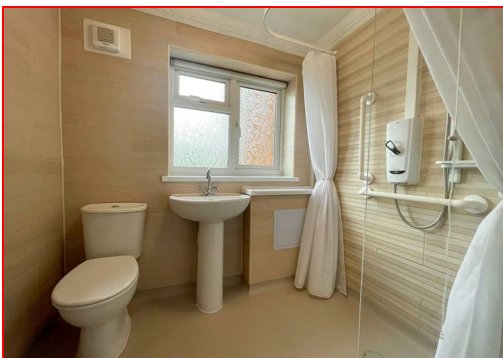
DINNING ROOM 6'5 x 17'5

KITCHEN 11'4 x 7'8

BEDROOM 1 11'9 x 11'2

BEDROOM 2 11'8 x 10'7

BEDROOM 3 7'6 x 7'4



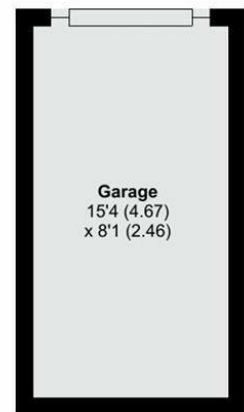
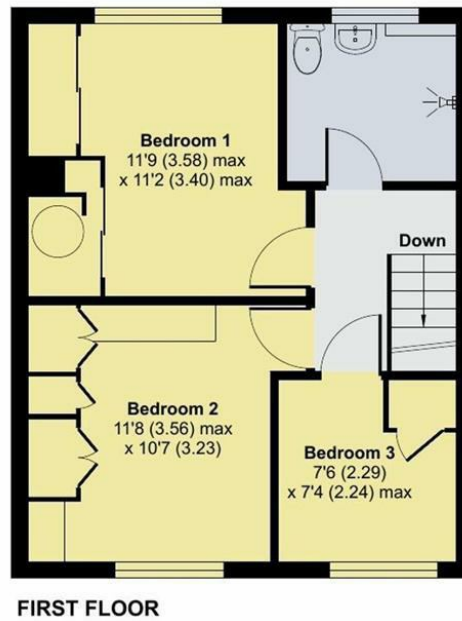
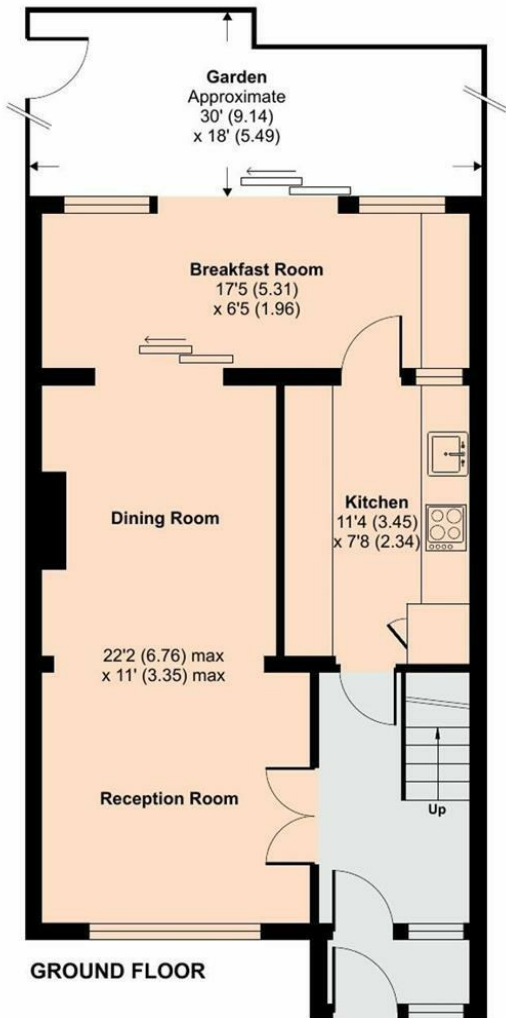
Brookside, Waltham Abbey, EN9

Approximate Area = 928 sq ft / 86.2 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1052 sq ft / 97.7 sq m

For identification only - Not to scale



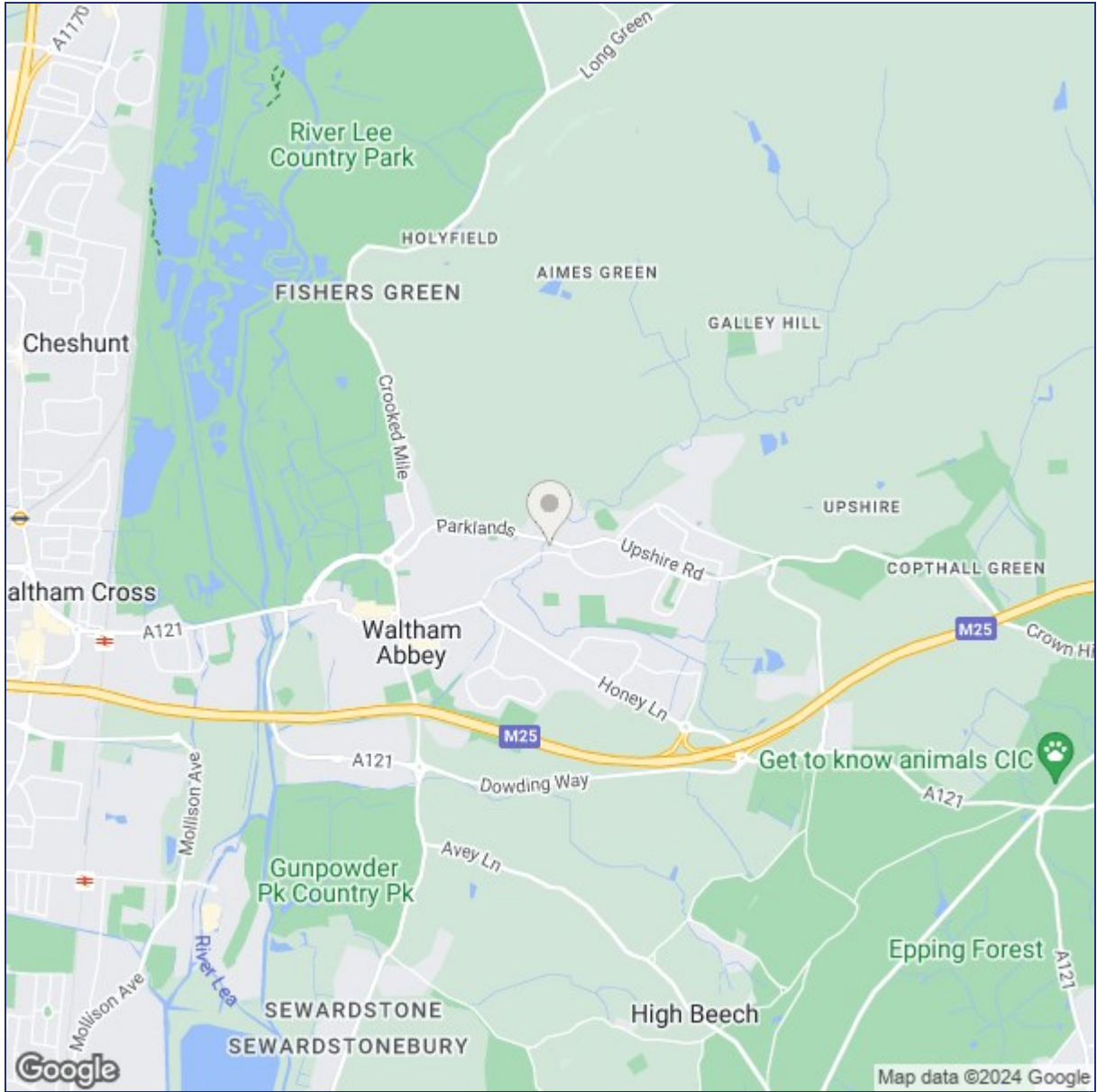
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2023. Produced for Youngs Residential. REF: 1011321

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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		59	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.

